

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Homer Styles and M. G. Batson,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Charles Fred Holmes (same as C. F. Holmes)

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Eleven Thousand and no/100 -----

Dollars (\$ 11,000.00) due and payable

Five Thousand Five Hundred and no/100 (\$5,500.00) being due and payable on or before one year from date and the balance of Five Thousand Five Hundred and no/100 (\$5,500.00) Dollars due and payable on or before two years from date, mortgagors reserving the right of anticipating the entire balance or any part thereof at any time without penalty.

with interest thereon from date at the rate of 6% per centum per annum, to be paid Annually

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, and being a portion of lots # 3, 10 and 11 of the E. M. Galphin property according to a plat prepared by R. E. Dalton, 1920, and a portion of lots 50 and 51, plat # 2 of the property of E. M. Galphin prepared by Dalton and Neves, November, 1947, and having, according to a more recent survey prepared by J. C. Hill, June 25, 1964, and recorded in the R. M. C. Office for Greenville County in Plat Book 444, page 25, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northerly side of Galphin Drive at the corner of property now or formerly of Wilson and running thence with Wilson line N.60-18 W., 297.8 feet to an iron pin in property now or formerly of Batson; thence with the Batson line, N. 28-32 E., 252.5 feet to a point in the center of a branch; thence continuing with the Batson line, N. 21-30 W., 234 feet to an iron pin in the property now or formerly of Southerlin; thence with the Southerlin line, N. 78-05 E., 39 feet to an iron pin; thence continuing with the Southerlin line N. 78-51 E., 637.4 feet to an iron pin; thence S. 10-16 E., 319.6 feet to an iron pin; thence S. 79 W., 175 feet to an iron pin; thence S. 10-16 E., 160 feet to an iron pin on the northerly side of Galphin Drive; thence with said Drive, the following courses and distances, to-wit: S. 79 W., 97.5 feet, S. 70-30 W. 85 feet, S. 54-40 W., 56 feet and S. 45-15 W., 192.4 feet to the point of beginning and being all of the property conveyed to mortgagors herein by deed of Charles Fred Holmes to be recorded of even date hereof.

THIS IS A PURCHASE MONEY MORTGAGE.

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.