

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

BOOK 1105 PAGE 173

OCT 4 4 51 PM 1968
MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE E. BARNWORTH
R.M.C.

WHEREAS, Jobud, Inc.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Meyer Lurey and Alex Davis

(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
SEVEN THOUSAND AND NO/100-----Dollars (\$ 7,000.00) due and payable

in 84 payments at the rate of \$102.26 per month, the first payment commencing on November 1, 1968, and to be paid in equal monthly payments thereafter

with interest thereon from date at the rate of 6% (included in above payments per centum per annum, to be paid: monthly

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, City of Greenville, being known and designated as Lots Nos. 1, 3 and 4 of Subdivision for C. C. Hindman, Jr., Dorothy H. Davenport, Hilda H. Carver and Henry L. Hindman, a plat of which is recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book DD at page 77, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Hindman Drive at the joint front corners of Lots Nos. 4 and 5 and continuing with the southern side of Hindman Drive, the following courses and distances to-wit: S. 71-10 E. 100 feet to an iron pin; S. 68-17 E. 100.1 feet to an iron pin; S. 59-57 E. 102 feet to an iron pin; S. 51-27 E. 50 feet to an iron pin; S 42-11 E. 50 feet to an iron pin; S. 30-11 E. 50 feet to an iron pin; and S. 21-52 E. 32.9 feet to an iron pin on the western side of North Main Street at the intersection thereof with Hindman Drive and an alley; thence with the northern side of said alley, the following courses and distances, to-wit: N. 75-43 W. 180 feet to an iron pin; S. 82-28 W. 106 feet to an iron pin; N. 71-37 W. 176.6 feet to an iron pin in the joint rear corner of Lots Nos. 4 and 5; thence with the joint line of said lots, N. 18-48 E. 185 feet to the point of beginning.

Upon payment of \$4,500.00 principal, then upon the happening of that event, the seller herein does hereby agree to and will release from said mortgage approximately half of the said property which is known as Tract No. 2 on a plat of the property prepared for Jobud, Inc. by Dalton & Neves in August, 1968.

If zoned for apartments prior to payment in full by the city, then the remaining principal due shall be increased by \$1,000.00 to be amortized at 6% for the remaining period under mortgage.

The mortgagor herein is specifically granted the right of anticipation at any time without penalty.

This is a purchase money mortgage.

The execution by the Vice President of this mortgage and the promissory note secured thereby has been duly authorized by resolution of the Board of Directors.

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.

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 35 PAGE 737

SATISFIED AND CANCELLED OF RECORD
22 DAY OF 4 1976
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 10:45 O'CLOCK 2 A.M. NO. 13240