

MORTGAGE OF REAL ESTATE

RECORDED
GREENVILLE, S. C.
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STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

JOLLIE FARNSWORTH
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Plastex Design Company of Greenville, Inc.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Robert L. Ellison

(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 \$133.47 per month commencing June 15, 1969, and a like amount due and payable on the 15th day of each and every month thereafter until paid in full, all payments to be applied first to interest and then to principal; privilege is granted to anticipate payment at any time without penalty; payments through September 15, 1969, already made, with interest thereon from June 15, 1969 at the rate of 8% 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, being a portion of Tract No. 1 on plat of property of A. R. Clarkson and Fannie Mae Clarkson recorded in Plat Book V, at Page 32, and having the following metes and bounds, to-wit:

Beginning at a point in the center of North Parker Road at joint corner of property heretofore conveyed to the Telephone Company by deed recorded in Deed Book 458, Page 507, and running thence with the line of said Lot N. 64-28 E. 285.7 feet to a point in line of Lot No. 2; thence with the line of said Lot S. 22-16 E. 82.9 feet to a corner of lot heretofore conveyed to J. H. Miller by deed recorded in Deed Book 552, at Page 374; thence with the line of said Lot S. 64-30 W. 285 feet to a point in the center of North Parker Road; thence with the center of said Road N. 28-20 W. 83 feet to the point of beginning.

This is a Purchase Money Mortgage.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of 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.