

MORTGAGE OF REAL ESTATE GREENVILLE, S. C. **FILED**  
**GREENVILLE, S. C.** **W. H. Moore & Brisey, Attorneys at Law, Justice Building, Greenville, S. C.**

STATE OF SOUTH CAROLINA

JAN 21 4 31 PM '70

BOOK 1146 PAGE 531

COUNTY OF GREENVILLE

LILLIE FARNSWORTH

MORTGAGE OF REAL ESTATE

R. M. C. TO ALL WHOM THESE PRESENTS MAY CONCERN,

WHEREAS, I, Harold B. Huffstetler

(hereinafter referred to as Mortgagor) is well and truly indebted unto Ralph H. Kay, Jr. and Joyce H. Kay

(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-----Three Thousand and No/100-----

----- Dollars (\$ 3,000.00 ) due and payable

on or before three years from date at the rate of One Thousand and No/100 (\$1,000.00) Dollars annually, commencing on or before January 21, 1971, with the right to anticipate payment of part or all without penalty,

with interest thereon from date at the rate of Eight 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, on the southern side of Eastbourne Road in the County of Greenville, State of South Carolina, being shown and designated as Property of Ralph Kay on a plat thereof prepared by Jones Engineering Service, September 14, 1968, and having according to said plat the following metes and bounds, to-wit:

Beginning at a point on the southeastern edge of Eastbourne Road, 580 feet, more or less, from White Haven Drive, and running thence along the southeastern edge of Eastbourne Road S. 57-00 W. 200 feet to a point; thence along the line of Moore Property S. 33-00 E. 250 feet to a point; thence N. 57-00 E. 200 feet to a point; thence N. 33-00 W. 250 feet to the point of beginning, and being Lot 1.9 according to County Auditor's Block Book.

#### 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.