

THIS MORTGAGE FOR BUSINESS PURPOSES. TRUTH IN LENDING LEGISLATION DOES NOT APPLY.

MORTGAGE OF REAL ESTATE—Offices of Love, Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.

FILED
GREENVILLE, CO. S. C.

BOOK 1231 PAGE 602

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } OLEIE FARNSWORTH } MORTGAGE
R.H.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Alonzo DeBruhl

Loyd G. Bover and

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto Vivian B. Stevenson

(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 -----

Fourteen Thousand Two Hundred Fifty and no/100--- DOLLARS (\$ 14,250.00---),

with interest thereon from date at the rate of six per centum per annum, said principal and interest to be repaid:

in three equal annual installments of \$4,750.00 each, commencing August 6, 1972, and continuing each year thereafter until paid in full, to apply to principal. Interest to be computed and paid annually in addition to the principal payments.

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, Chicksprings Township, in or near the Town of Taylors, having the following metes and bounds:

Beginning at a nail and stopper in the center of the Taylors - Brushy Creek Road at the intersection of a new cut (Stevenson Road) road; and running thence with the center of said new cut road N 69-15 E 1155 feet to an iron pin in the center of said Road; thence N 20-45 W 367.7 feet to an iron pin at the right of way of Sunrise Drive; thence with said right of way, S 69-30 W 1257 feet to a nail and stopper in the center of the Taylors-Brushy Creek Road; thence with the center of said Road, S 53-21 E 100 feet to a point, S 44-05 E 100 feet to a point, and S 24-33 E 200 feet to the beginning corner.

LESS, HOWEVER, such portions of the above described property as conveyed by mortgage (Mortgagee) by deeds recorded in Deed Book 909, page 103, Deed Book 889 at page 627, Deed Book 110 at page 2, and such portions of said property as were conveyed previous to the Mortgagor's acquisition by deeds recorded in Deed Book 455, page 534, and Deed Book 501, page 306.

BEING THE SAME property conveyed to the mortgagors by the mortgagee by deed to be recorded herewith, this being a purchase money mortgage.

THE MORTGAGEE AGREES to release portions of the within described property on the basis of one acre to be released for each \$3,000.00 paid on the principal.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.