

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JUL 21 4 01 PM '72

MORTGAGE OF REAL ESTATE

ELIZABETH RIDDLE
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, we, James L. Forrester and Geneva Forrester,

(hereinafter referred to as Mortgagor) is well and truly indebted unto
J. A. Patton and Mary W. Patton,

(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

Nine Thousand and No/100-----Dollars (\$ 9,000.00) due and payable
in consecutive monthly installments of One Hundred and No/100 (\$100.00)
Dollars, the first installment being payable on September 1, 1972, and
the other installments on the same date in each succeeding month until
the said sum, with interest, shall be fully paid, payments to be
credited first to interest and the balance to principal,

with interest thereon from date 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, and being shown as a 5.83 tract of land on the plat of property of J. A. Patton prepared by C. O. Riddle, Reg. L. S., June 30, 1972, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 4U, at Page 24, and having, according to said plat, the following courses and distances, to-wit:

BEGINNING at an old stone, joint western corner of property of the mortgagors herein and Thompson and running thence, S. 5-54 W. 1181.7 feet to a point in or near the center of Billy Garrett Road; thence running with said road, S. 53-04 E. 151.9 feet to a point in said road; thence continuing with said road, S. 49-47 E. 50 feet to a point; thence, N. 9-34 E. 1208.5 feet to an iron pin in the property line of the mortgagors herein and Thompson; thence running with said joint property line, N. 65-47 W. 261.9 feet to an old stone, the point of beginning.

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.