

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
GREENVILLE CO. S. C. MORTGAGE OF REAL ESTATE

AUG 31 10 39 AM '72
TO ALL WHOM THESE PRESENTS MAY CONCERN:

ELIZABETH RIDDLE
R.M.C.

WHEREAS, James L. Jewell and Warren D. Heaton, d/b/a Jewell-Heaton Insurance Agency (hereinafter referred to as Mortgagor) is well and truly indebted unto Myra Gregory, B. Fred Gregory, Robert B. Gregory and Lois Gregory Mace,

(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 Twenty-Seven Thousand and no/100----- Dollars (\$-27,000.00-) due and payable \$200.00 per month with payments to be applied first to principal, balance to interest, commencing December 1, 1972, and on the first of each month thereafter until paid in full

with interest thereon from date at the rate of SEVEN per centum per annum, to be paid:

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, in Butler Township, being known and designated as Lot No. 4 on the Laurens Road, according to plat of property of the grantor, which plat is recorded in Plat Book H at page 219, R. M. C. Office for Greenville County and being known as the W. W. HOLCOMBE PROPERTY, and being more particularly described as follows:

BEGINNING at an iron pin on the south side of Laurens Road, which iron pin is 210 feet eastward from the corner of Ackley Street on the Laurens Road and running thence with the Laurens Road S. 55-35 E. 72 feet to an iron pin, corner of lot number 5; thence with line of said lot S. 34-25 W. 200 feet to an iron pin in line of lot E; thence with line of said lot N. 55-35 W. 72 feet to an iron pin, corner of lot no. 3; thence with line of said lot N. 34-25 E. 200 feet to the point of beginning.

The makers hereof specifically reserve the right and privilege to anticipate, in whole or in part, any of the payments hereunder after the payment of sixty (60) monthly payments. It is further understood and agreed that the obligation granted hereby cannot be anticipated before said sixtieth payment.

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 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.