

MORTGAGE OF REAL ESTATE GREENVILLE CO. S.C. FILED [unclear] Attorney at Law, 110 Manly St., Greenville, S.C.

STATE OF SOUTH CAROLINA } SEP 7 12 18 PM '72 MORTGAGE OF REAL ESTATE
COUNTY OF GREENVILLE } ELIZABETH RIDGE R.M.C. ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, A & B Properties, Inc.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Carl E. Kimble and Ruth A. Kimble

(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-Eight Thousand Four Hundred and No/100----- Dollars. (\$ 28,400.00) due and payable

as follows:

\$9,500.00 on or before December 31, 1973; \$9,500.00 on or before December 31, 1974; and the balance on or before December 31, 1975, with interest thereon from Nov. 1, 1972 at the rate of 7-1/2 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 East Georgia Road and being the greater portion of No. 4 and a small portion of tract No. 1 of the property of Nancy Caroline Hughes, plat of which is recorded in the RMC Office for Greenville County, in Plat Book E, at Page 297, being all of that property conveyed this date to the Mortgagor and being all of that property deeded to the Mortgagors this date by the Mortgagee.

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.