

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE

SEP 27 1 18 PM '77 TO ALL WHOM THESE PRESENTS MAY CONCERN:

ELIZABETH RIDDLE
R.M.C.

WHEREAS, we, Thomas H. Freeman and Adelene L. Freeman,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Alma Eunice Jones

(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 -----

Eighteen Thousand and No/100----- Dollars (\$ 18,000.00) due and payable as follows: \$2,000.00 to be paid on or before February 1, 1973, together with accrued interest on the unpaid balance; the balance of \$16,000.00 payable monthly at the rate of \$177.64 per month, payable on or before the first day of each month commencing March 1, 1973, said payments to apply first to interest and then to principal, with interest payable on the unpaid balance; with interest thereon from date at the rate of six (6%) 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, shown and designated as Lot 18, Block 2, Sheet 398, on the Greenville County Tax Maps and described therefrom as follows:

BEGINNING at a point on White Horse Road Extension at the joint corner of property of the Grantor herein and property now or formerly owned by East Gantt School, and running thence in a southwesterly direction 600 ft. to a point; thence continuing along said White Horse Road Extension 49.8 ft. to a point; thence in a northerly direction 356.4 ft. to a point; thence in a westerly direction 442.5 ft. to a point on Donaldson Road; thence along said Donaldson Road in a slightly curving northerly direction 504.5 ft. to a point; thence in a southeasterly direction 705.8 ft. to a point; thence in an easterly direction 235 ft. to a point; thence in a southerly direction approximately 371.8 ft. to the point of beginning; said property containing ten (10) acres, more or less.

This is a purchase money mortgage.

The Mortgagors and the Mortgagee herein agree that portions of the property herein described may be released from the lien of this mortgage by mutual agreement.

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.