

HORTON, DRAWDY, DILLARD, MARCHESSAULT, CHAMBERS & SHAW, P.A., 157 FETTERING STREET, GREENVILLE, S. C. 29603

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

ELIZABETH RIDDER MORTGAGE OF REAL ESTATE  
R.M.C.

BOOK 1256 PAGE 667

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, SCHMIDT MFG. CO. OF S. C.

(hereinafter referred to as Mortgagor) is well and truly indebted unto MARGARET JONES MORGAN

(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-two Thousand Six Hundred and No/100 Dollars (\$22,600.00) due and payable on January 5, 1973,

after January 5, 1973

with interest thereon from date at the rate of 7 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 piece, parcel or tract of land containing 5.3 acres, more or less, situate, lying and being off the Northern side of Pelham Road in Butler Township, Greenville County, S. C., being shown as a portion of Tract No. 3 of the Jones Estate on a composite plat made by J. C. Hill, Surveyor, recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book "X", at page 99, and having, according to a plat of the property of Mrs. J. J. Morgan, made by Campbell & Clarkson Surveyors, Inc., dated October 2, 1972, the following metes and bounds, to-wit:

BEGINNING at a point at the corner of property of Margaret Jones Morgan in the line of property now or formerly owned by A. Y. Rosemond (now Pelham Estates Sec. 3) said iron pin being located N. 16-38 E. 527.9 feet, more or less, from a point in or near the center line of Pelham Road; and running thence along the line of Property of Margaret Jones Morgan S. 73-38 E. 295 feet to a point located 874.2 feet from Pelham Road; thence continuing through property of Margaret Jones Morgan N. 9-15 E. 1020.8 feet to an old iron pin; thence along the line of property formerly owned by Hudson N. 72-35 W. 164 feet to an iron pin; thence along the line of Pelham Estates, Sec. 3 S. 16-38 W. 1016 feet to an iron pin, the beginning corner.

The within mortgage 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.

The Mortgagor further covenants and agrees as follows:

- (1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.
- (2) That it will keep the improvements now existing or hereafter erected on the mortgaged property insured as may be required from time to time by the Mortgagee against loss by fire and any other hazards specified by Mortgagee, in an amount not less than the mortgage debt or in such amounts as may be required by the Mortgagee, and so companies acceptable to it, and that all such policies and renewals thereof shall be held by the Mortgagee, and have attached thereto loss payable clauses in favor of, and in form acceptable to the Mortgagee, and that it will pay all premiums therefor when due; and that it does hereby assign to the Mortgagee the proceeds of any policy insuring the mortgaged premises and does hereby authorize such insurance company concerned to make payment for a loss directly to the Mortgagee, to the extent of the balance owing on the mortgage debt, whether due or not.

663  
10-52  
Jan 10 1973  
A 1973