

Nov 20 1972
ELIZABETH RIDDLE
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Joe W. Hiller

(hereinafter referred to as Mortgagor) is well and truly indebted unto George E. McDougall

(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 Seventy-Four Thousand and no/100 Dollars (\$ 74,000.00) due and payable in three (3) equal yearly installments with interest on the unpaid balance, the first payment being due March 31, 1973, and each successive year thereafter until paid in full, there will be no prepayment penalty after December 31, 1972,

with interest thereon from date at the rate of seven per centum per annum, to be paid yearly.

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 Paris Mountain Township on the Western side of Altamont Road and being shown and designated as Tract A on a Plat entitled Property of George E. McDougall, said plat prepared by Enwright Associates, dated October 30, 1972, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of Altamont Road at the joint front corner of Tract A and Tract B and running thence with the line of Tract B, N. 89-02 W. 282.97 feet to an iron pin in the line of Tract B; thence still with the line of Tract B, S. 64-06 W. 318.1 feet to an iron pin at the joint corner of Tracts A, B and property now or formerly belonging to L. H. Tankersley and Roy C. McCall, Jr., trustees for Laurie Farr Mosley, et al; thence N. 24-39 W. 470.71 feet to an iron pin; thence N. 16-43 W. 177.15 feet to an iron pin; thence N. 10-23 E. 305.25 feet to an iron pin; thence N. 63-12 E. 393.39 feet to an iron pin in the center of Altamont Road; thence with the center of Altamont Road, the following courses and distances; S. 38-02 E. 37.58 feet; S. 42-04 E. 100 feet; S. 37-59 E. 100 feet; S. 43-51 E. 100 feet; S. 53-24 E. 100 feet; S. 48-56 E. 100 feet; S. 26-37 E. 100 feet; S. 12-23 W. 100 feet; S. 21-39 W. 100 feet; S. 15-10 W. 100 feet and S. 00-02 W. 40.82 feet to an iron pin, the point of beginning containing 11.34 acres, more or less.

MORTGAGEE does hereby agree that if any dedicated streets are to be removed and relocated, new land for dedicated streets will be released from Mortgage.

MORTGAGEE does hereby agree to release Lots 1 and 2 upon payment of down payment, Lots 3 and 4 upon first payment, Lots 5 and 6 upon second annual payment and the balance of the land upon third and final 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.