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8-400

MORTGAGE OF REAL ESTATE Office of W. W. ... Freeman & Parham, P.A. Greenville, S. C.

ELIZABETH RIDDLE
R.M.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

-----JEAN O. BAILEY-----
(hereinafter referred to as Mortgagor) SEND (S) GREETING

WHEREAS, the Mortgagor is well and truly indebted unto -STANLEY G. TATE AND EDWARD L. DENISON- (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

Ten Thousand-----DOLLARS (\$ 10,000.00)
with interest thereon from date at the rate of 7½ per centum per annum, said principal and interest to be repaid as follows:

Evidenced by their certain Promissory Note bearing even date herewith made payable to and delivered to Mortgagee, and have agreed to pay the payable to and delivered to Mortgagee, and have agreed to pay the same with interest thereon according to the terms of said Promissory Note, to which Promissory Note reference is specifically made, providing for the payment thereof.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced 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, his heirs, successors and assigns the following described piece, parcel or lot of land, with all improvements thereon or hereafter constructed thereon:

ALL that lot, piece or parcel of land, situate, lying and being on the west side of Middleton Drive (New Street) in the City of Greer, County of Greenville, State of South Carolina, and being more clearly shown and delineated on a plat thereof bearing legend "Property of E. C. Bailey, Greenville County, Greer, South Carolina" dated April, 1972, by Dalton & Neves Company, Surveyors, and measuring and containing, and butting and bounding as follows, to-wit: Beginning at an iron pin on western right of way of Middleton Drive (New Road) at the Joint corner of Gulf Oil Corp. property, (which iron pin in 180 feet from the south-west intersection of Wade Hampton Boulevard, U. S. Hwy. 29, thence along right of way of Middleton Drive S 25-59 E 100 feet to an iron pin, thence along Investments Diversified Limited property S 67-41 W 200 feet to an iron pin, thence N 25-54 W 100 feet to an iron pin, joint rear corner of Gulf Oil Corp. property, thence along line of Gulf Oil Corp. property N 67-41 E 200.14 feet to the beginning corner, containing 19,960 Sq. Ft. or 0.458 acres according to a plat entitled Property of E. C. Bailey, Greenville County, Greer, South Carolina, prepared by Dalton & Neves Co., Engineers dated April, 1972, aforesaid.

Said premises being conveyed subject to Restrictive Covenants as more fully set forth in the deed executed by Stanley G. Tate and Edward L. Denison to Jean O. Bailey and recorded simultaneously herewith.

This is a purchase money mortgage being given to secure the unpaid portion of the purchase price.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.