

MORTGAGE OF REAL ESTATE BY A CORPORATION Office 250 Leatherwood, Walker, Todd & Mann, Attorneys at Law.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

ELIZABETH RUSSELL
R.M.C. MORTGAGE OF REAL ESTATE BY A CORPORATION
TO ALL WHOM THESE PRESENTS MAY CONCERN:
PURCHASE MONEY MORTGAGE

WHEREAS, DEFFET RENTALS, INC.

a corporation chartered under the laws of the State of Ohio
(hereinafter referred to as Mortgagor) is well and truly indebted unto MARGARET G. ALEXANDER, her heirs and assigns

(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

--- Thirty-Four Thousand and No/100ths --- Dollars (\$ 34,000.00) due and payable

in five (5) equal annual installments, beginning one year from date and continuing on the same date of each successive year until paid in full,

with interest thereon from date at the rate of seven (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 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 old Parker Road, having the following metes and bounds, to-wit:

BEGINNING at a stake in the center of the old Parker Road at the corner of property conveyed by Amelia M. Mann to J. Mason Alexander, and running thence N. 64-34 E. 493 feet to a stake; thence N. 46-36 W. 507 feet to a stake on the Poor House Branch; thence S. 72-30 W. 121 feet to a stake on said branch; thence S. 86-00 W. 262.7 feet to a point in the center of a culvert where Parker Road crosses Poor House Branch; thence S. 30-00 E. 542 feet along the center of Old Parker Road to the beginning corner, and containing approximately 4.63 acres.

The within mortgage is a purchase money mortgage given by the mortgagor as a part of the consideration for the sale of the above described property by the mortgagor to the mortgagor by deed of even date herewith, recorded in the R.M.C. Office for Greenville County, South Carolina.

The mortgagee does hereby agree that the mortgagor shall be entitled to a release from the lien of the within mortgage at any time during the term of the mortgage upon payment of the sum of \$10,000 per acre, not to exceed the principal balance then due and owing.

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; that all 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.