

D.K. No. 710

MORTGAGE OF REAL ESTATE - Ashmore & Hess, Attorneys at Law, Greenville, S. C.

FILED

STATE OF SOUTH CAROLINA GREENVILLE CO. S. C. MORTGAGE OF REAL ESTATE
COUNTY OF GREENVILLE

DEC 19 1 33 PM '72

TO ALL WHOM THESE PRESENTS MAY CONCERN:

ELIZABETH RIDDLE
R.M.C.

WHEREAS, Ashmore Mfg. Co., Inc.,

(hereinafter referred to as Mortgagor) is well and truly indebted unto C. H. Branyon

(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-eight Thousand Seven Hundred Twenty and No/100 ----- Dollars (\$ 28,720.00) due and payable

in the sum of Fourteen Thousand Three Hundred Sixty and No/100 (\$14,360.00) Dollars on or before July 1, 1973, together with accrued interest and a like payment of Fourteen Thousand Three Hundred Sixty and No/100 (\$14,360.00) Dollars on or before January 1, 1974, together with accrued interest and shall bear interest on the unpaid balance

with interest thereon from _____ date _____ at the rate of six (6%) per centum per annum, to be paid:

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, being more particularly described as follows:

BEGINNING at an iron pin on the western side of a 30 foot road which road runs along the western side of Piedmont & Northern Railway right-of-way, which iron pin is situate at the joint front corner of tracts nos. 15 and 16.1, as designated on the Greenville County Tax Maps, and running thence N. 61-44 W. 550 feet to an iron pin, the joint rear corner of tracts Nos. 17 and 18; thence along the joint line of said tracts, S. 18-26 W. 659.3 feet to an iron pin on the northern side of a 30 foot road, thence along the northern side of said road S. 80-28 E. 230.6 feet to an iron pin; thence S. 80-28 E. 150 feet to an iron pin; thence S. 73-53 E. 150 feet to an iron pin at bend in said road; thence along the eastern side of said road, N. 20-17 E., 500 feet to the point of beginning.

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 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.