

REC'D MORTGAGE NO. 22
COMPL. STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Prepared by EDWARDS & McPHERSON, Attorneys at Law
Greenville, S. C. - Greer, S. C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:
GREENVILLE, S. C.

APR 12 9 15 AM '73

DOUGLAS S. TANKERSLEY
R.H.C.

WHEREAS, Cope and Meeks Construction Company (hereinafter referred to as Mortgagor) is well and truly indebted unto Rucia Hughes Greer and Rhett Henry Hughes

(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 Six Hundred and Fifty-----Dollars (\$10,650.00) due and payable

in three annual installments commencing one year from date of \$3,550.00 each,

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 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, Chicks Springs Township, containing two and 9/10 (2.9) acres, more or less, and described as follows: Beginning at a point in center of National Highway from Greenville to Spartanburg at the intersection of road to Tigerville, said point being 4.50 chains in a Northeasterly direction from center of bridge over Enoree River measured along center of said National Highway; thence along West side of Tigerville road N. 39-30 W. 5 chs., more or less, to point; thence S. 58 W. 4.10 chs., more or less, to stone; thence S. 32 E. 6.60 chs., more or less to point in middle of Enoree River; thence along center of said river in Easterly direction 1.40 chs., more or less, to point in river at middle of bridge over said point; thence along center of National Highway, N. 70-45 E. 4.50 to the beginning point; and being the identical property conveyed to Graves I. Knight by G. A. Neal by deed dated March 2, 1928 recorded in the office of the R.H.C. for Greenville County, S. C. in Deed Book 143 at page 167.

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