

GREENVILLE, CO. S. C.

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BOOK 1285 PAGE 717

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Investment Properties, Inc., Alex C. Moorhead and Larry McNair

(hereinafter referred to as Mortgagor) is well and truly indebted unto Walter W. Goldsmith, Wm. R. Timmons, Jr., and John P. Ashmore, Jr.

(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 Six Hundred Fifty and no/100 -- Dollars (\$34,650.00) due and payable as follows: \$11,550.00 on June 15, 1974, and a like sum on June 15, 1975, and on June 15, 1976, with the right to anticipate all or any part of said debt at any time after January 2, 1974.

with interest thereon from date at the rate of Seven 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, on the Northwest side of Haywood Road, and having, according to a plat prepared by Carolina Engineering & Surveying, dated May 17, 1973, entitled "Survey for Walter Goldsmith", the following meets and bounds:

Beginning at an iron pin on the Northwest side of Haywood Road 469 feet from the intersection of Haywood Road and Airport Road and running thence with the line of Haywood Road N. 34-12 E. 200 feet to an iron pin at the corner of property now or formerly of Alex C. Moorhead; thence with the line of said property N. 38-13 W. 248.8 feet to an iron pin; thence S. 73-45 W. 262.8 feet to an iron pin on E/S of Byrdland Drive; thence S. 11-09 E. 20 feet along Byrdland Drive to an iron pin; thence N. 73-19 E. 72.3 feet to an iron pin; thence S. 37-25 E. 363.2 feet to point of beginning.

This mortgage is given to secure the unpaid portion of the purchase price of said property.



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 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 Mortgagee 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 whatsoever lawfully claiming the same or any part thereof.

4328 N.Y.