

FILED
GREENVILLE CO. S. C.

BOOK 1292 PAGE 425

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OCT 5 4 18 PM '73
S. TANKERSLEY
R.H.C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, INVESTMENT PROPERTIES, INC.,

(hereinafter referred to as Mortgagor) is well and truly indebted unto

LOYD G. BOYER and ALONZO M. DeBRIHL

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagee's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

SEVENTEEN THOUSAND NINE HUNDRED AND NO/100

Dollars (\$17,900.00) due and payable

December 1, 1973, with no interest thereon.

~~with interest thereon~~

~~at the rate of~~

~~per annum commencing on~~

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:

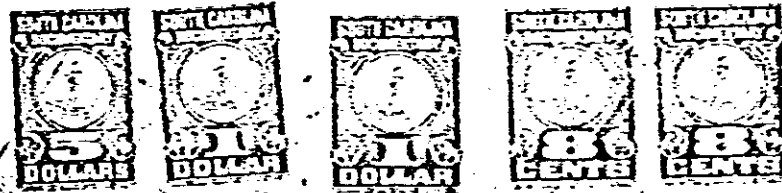
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagee 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 shown as Lot No. 27, Cambridge Park on Plat recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 4R at Page 11, and having, according to said plat, the following courses and distances, to-wit:

BEGINNING at an iron pin on the eastern side of Wexford Drive, joint front corner of Lots No. 26 and 27 and running thence with said drive N. 2-59 E., 80 feet to an iron pin; thence N. 81-17 E., 100.5 feet to an iron pin; thence S. 7-13 E., 100 feet to an iron pin; thence S. 11-43 E., 25 feet to an iron pin; thence N. 76-45 W., 125 feet to an iron pin on the eastern side of Wexford Drive the point of BEGINNING.

ALSO, All that piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being shown as Lot No. 5, Cambridge Park on-Plat thereof, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 4R at Page 11, and having, according to said plat, the following courses and distances, to-wit:

BEGINNING at a point on the edge of Devonwood Court, joint front corner of Lots No. 5 and 6, and running thence with a common line of said lots N. 26-22 W., 125 feet to a point; thence N. 63-38 E., 98 feet to a point on the edge of Wexford Drive; thence with said drive S. 26-22 E., 100 feet to a point; thence S. 18-38 W., 35.4 feet to a point on the edge of Devonwood Court; thence with said Court S. 63-38 W., 73 feet to a point, the point of BEGINNING.



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 Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagee and all persons whatsoever lawfully claiming the same or any part thereof.

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