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BOOK 1239 PAGE 828

MORTGAGE OF REAL ESTATE—Office of Charles and Patterson, Attorneys at Law, Greenville, S. C.
DONNIE S. TANKERSLEY
R.M.C.STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: C.H. Crews, Jr. and W. Glenn Hawkins

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto Ottis T.Q. Ponder & Irene H. Ponder

(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-seven Thousand Five Hundred and No/100 DOLLARS (\$ 27,500.00),
with interest thereon from date at the rate of 8 per centum per annum, said principal and interest to be repaid:

within three years from date, in equal annual installments, the first of said installments being due February 28th, 1975 and a like installment due the 28th day of February each year thereafter until paid in full. Each installment shall be \$9,167.00 plus interest, and shall be paid as stated above.

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:

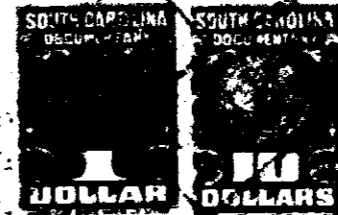
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, Butler Township, near the City of Greenville and according to Plat of Property of Lucy M. Cunningham, prepared by R.K. Campbell, dated December 9, 1959, being more particularly described as follows:

BEGINNING at a point on the West side of Mitchell Road, joint corner of property conveyed to Leland Cunningham by Deed recorded in Deed Book 512 at Page 187 and running thence with the line of said property (passing through an iron pin 15.3 feet from said Road), S 81-04 W 1287 feet to an iron pin in line of Gibson property; thence with the line of said property, S 32-00 E 193 feet to an iron pin at the rear corner of property belonging to Mitchell Road Presbyterian Church; thence with the line of said property, S 89-16 E 1200.5 feet to an iron pin on the West side of Mitchell Road; thence with the West side of said Road, N 4-55 W 327 feet to the point of beginning, containing 7.05 acres, more or less.

This is a purchase money mortgage.

Tax Map Number: 543.3-1-35.1



Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.