MORTGAGE OF REAL ESTATE — Prepared by EDWARDS & McPHERSON, Attorneys at Law
Greenville, S. C. — Greer, S. C.

1301 PAGE 833

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

Purchase Money MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, C. & P. Enterprises, a partnership

(hereinafter referred to as Mortgagor) is well and truly indebted unto Beverly J. Rainey

(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 Five Thousand Eight Hundred Fifty and No/100ths ---------- Dollars ($5,850.00) due and payable in 96 equal monthly installments of Seventy-Eight and 11/100ths ($78.11) Dollars each commencing on March 16, 1974 and continuing on the same date of each month thereafter until paid in full.

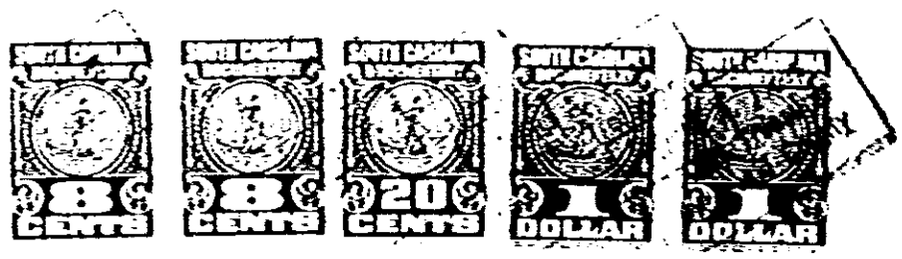
with interest thereon from date at the rate of six per centum per annum, to be paid: same time as aforementioned principal

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 situate, lying and being in the State of South Carolina, County of Greenville, as is more fully shown on a survey for Thomas R. Powell prepared by Carolina Surveying Company, dated March 17, 1971, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Holliday Avenue, which iron pin is located 69 feet from the intersection of Holliday Avenue and Morgan Street, and running thence with the western side of Holliday Avenue, S. 6-45 E. 45 feet to an iron pin in the line of Lot No. 11; and running thence with the line of Lot No. 11, S. 83-15 W. 120 feet to an iron pin; running thence N. 35-52 E. 63.5 feet to an iron pin; thence N. 84-33 E. 77 feet to the point of beginning.



FILED
GREENVILLE CO. S. C.

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 Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

4328 RV-2