

MORTGAGE OF REAL ESTATE—Office of Myche, Burgess, Freeman & Parham, P.A. Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PURCHASE MONEY MORTGAGE
MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Gene F. Cermak and Margaret L. Cermak

(hereinafter referred to as Mortgagor) SEND (\$) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto T. F. Tyson, Jr. and Elizabeth G. Tyson (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 Fifty-Eight Thousand Five Hundred and No/100 ----- DOLLARS (\$ 58,500.00--)

with interest thereon from date at the rate of 9 per centum per annum, said principal and interest to be repaid as follows:

The principal of \$58,500.00 is to be paid on or before 15 months from date.
The principal amount is to bear interest at the rate of nine (9%) percent annually payable quarterly.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced 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 heirs, successors and assigns the following described piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon:

ALL that certain piece, parcel or lot of land situate, lying and being in the County and State aforesaid, on Rockmont Road, and being shown as all of Lot 157 on plat entitled "Lake Forest, Section III", which plat is recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book GG, at Page 77, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the North side of Rockmont Road, joint corner of Lots 157 and 158, running thence N. 34-56 W. 150.6 feet to a point where the joint lines of Lots 157 and 158 intersect at the high water line of Lake Fairfield; thence along the shore of Lake Fairfield, the traverse line being N. 65-36 E. 258.1 feet to a point where the joint line of Lots 156 and 157 intersect the high water line of Lake Fairfield; thence S. 0-45 W. 203.6 feet to an iron pin on Rockmont Road; thence along Rockmont Road in a curving course (the chord of which is S. 79-34 W.) 149.1 feet to point of beginning.

Being the identical property conveyed to T. F. Tyson, Jr. and Elizabeth G. Tyson by Harold G. Hotopp and Mary Lou L. Hotopp on January 3, 1973 and recorded in Deed Book 964, at Page 222, in the R.M.C. Office of Greenville County, South Carolina, and being the identical property conveyed from T. F. Tyson, Jr. and Elizabeth G. Tyson to Gene F. Cermak and Margaret L. Cermak by deed of even date.



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.

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