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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DONNIE S. TANKERSLEY
R.H.C.

MORTGAGE OF REAL ESTATE

BOOK 1330 PAGE 105

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Annie B. Stoudenmire

(hereinafter referred to as Mortgagor) is well and truly indebted unto A & B Properties, Inc. and Juanita S. Mackey

(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-Seven Thousand Eight Hundred Ninety-Two and 33/100-----
-----Dollars (\$37,892.33) due and payable

\$275.00 per month beginning March 1, 1976 and continuing on the first day of each month thereafter with payments applied first to interest and balance to principal. Balance due and payable five years from date

with interest thereon from date at the rate of eight per centum per annum, to be paid Monthly.

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, located just east from Brushy Creek Baptist Church, lying in the northeastern intersection corner of the Greer-Brushy Creek Road, being bounded on the north and east by other lands of Hightower, on the south by the said Greer-Brushy Creek Road and lands of Dewey Tate and on the west by said Brushy Creek-Taylor Road and lands of Edna Hotzclaw, and having the following courses and distances, to-wit:

Beginning on a nail and stopper in the center of the cross roads of the said two roads, joint corner of lands of Edna Hotzclaw, Manly Hotzclaw, Dewey Tate, and the lot being conveyed, and runs thence with the center of the Greer-Brushy Creek Road S.84-00 E. 193 feet to a nail and stopper in the center of the said road (iron pin on the north bank of the road); thence N.13-39 W. 183 feet to an iron pin; thence S.89-03 W. 154.4 feet to a nail and stopper in the center of the Brushy Creek-Taylor Road (iron pin on the east bank of the road; thence with the center of the road S.07-07 E. 56 feet to a nail and stopper in the center of the road; thence S.00-1t W. 100 feet to the beginning corner, and containing .7 of an acre, more or less.

This is a purchase money mortgage.



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 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.

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