

1 Freeman Drive
Taylors, S. C. 29687

FILED
GREENVILLE CO. S. C.

BOOK 1405 PAGE 56

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

JUL 25 3 56 PM '77
DUNNIE S. TANKERSLEY
R.M.C.

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

WHEREAS, Allan D. Jeffery and Mary M. Jeffery

(hereinafter referred to as Mortgagor) is well and truly indebted unto Taylors Lumber Company, Inc.

(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 -----

Seven Thousand Five Hundred Fifty and No/100----- Dollars (\$ 7, 550. 00) due and payable in accordance with terms of said note;

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:

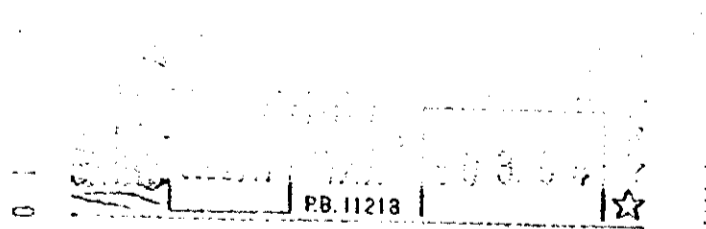
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in the City of Greenville, being known and designated as Lots 9 and 10, said lots being situated on the corner of Brookside Avenue and Hillside Drive, according to a plat of property of C. F. Putman, said plat being recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book H, at page 170 and having, according to said plat, when described as a whole, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the southwest intersection of Brookside Avenue and Hillside Circle and running thence with Hillside Circle S. 31-20 W. 184 feet to an iron pin; thence continuing with said Hillside Circle S. 84-15 W. 36.2 feet to an iron pin being the joint rear corner of Lots 9 and 10; thence continuing with said Circle in a southwesterly direction, 200 feet to an iron pin; thence N. 47-38 E. 80 feet to an iron pin; thence N. 39-20 E. 80 feet; thence N. 29-52 E. 78 feet to an iron pin; thence N. 25-05 E. 78 feet to an iron pin; thence N. 17-12 E. 75 feet to an iron pin; thence N. 7-35 E. 38.5 feet to an iron pin on Brookside Avenue; thence with Brookside Avenue S. 44-19 E. 120 feet to the beginning corner.

This is the identical property conveyed to the Mortgators herein by the Mortgagee by deed of even date recorded herewith.

This is a purchase money mortgage.

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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 Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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