

107 Bexhill Court, Buxton Subdivision, Greenville, South Carolina

FILED
GREENVILLE CO. S. C.

BOOK 1415 PAGE 70

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:
MARIE S. TANKERSLEY
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WHEREAS, FULLER AND BROWNELL INVESTMENT CO., A PARTNERSHIP

(hereinafter referred to as Mortgagor) is well and truly indebted unto WALTER R. PAYMENT AND BARBARA Z. PAYMENT

(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

TEN THOUSAND AND NO/100-----Dollars (\$ 10,000.00) due and payable
IN FULL Five (5) years from November 7, 1977 with interest at 8 3/4 per cent per annum (\$875.00 per year). Said interest to be paid annually.

with interest thereon from November 7, 1977 at the rate of 8 3/4 per centum per annum, to be paid: AS SET OUT 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:

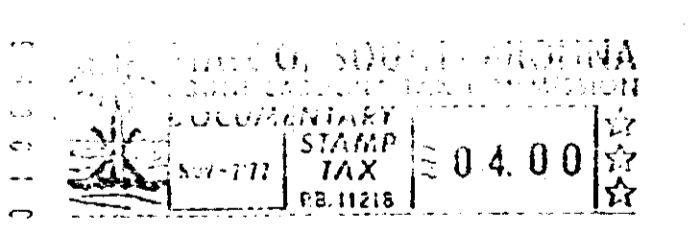
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of GREENVILLE

ALL that lot of land in Greenville County, South Carolina, on the northeastern corner of Hialeah Road and Shallowford Road in the City of Greenville, being shown as Lot A on plat of Section D of Gower Estates, recorded Plat Book HHH at page 78, described as follows:

BEGINNING at an iron pin on the northeastern corner of Hialeah Road and Shallowford Road and running thence with the norther side of Shallowford Road, S. 76-41 E. 94.7 feet to an iron pin at corner of Lot 73; thence with line of said lot, N. 0-30 E. 155.2 feet to an iron pin; thence N. 83-03 W. 86.6 feet to an iron pin on Hialeah Road; thence with the eastern side of said road, S. 13-19 W. 114.8 feet to an iron pin at corner of Shallowford Road; thence with the curve of the intersection, the chord of which is S. 31-41 E. 35.4 feet to beginning corner.

IT is understood and agreed by and between the parties hereto that this Mortgage may be paid in full at any time without penalty.

Derivation: Deed Book 1067, Page 998; Walter R. Payment and Barbara Z. Payment 11/7/77.



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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