

2718 Wade Hampton Boulevard, Greenville, S. C. 29607

1446 (1446)

MORTGAGE OF REAL ESTATE—Offices of John G. Cheros, Attorney at Law, Greenville, S.C.

FILED
GREENVILLE CO. S. C.

PURCHASE MONEY MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Premier Investment Co., Inc. (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto Homestead Partnership

(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 Twenty Eight Thousand Seven

Hundred and no/100----- DOLLARS (\$28,700.00--),

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

Due and payable three years from date with interest payable at maturity. Mortgagor reserves the right to prepay in whole or in part at any time without penalty.

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 piece, parcel or tract of land lying in the State of South Carolina, County of Greenville, shown as Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, and 24 on plat of Homestead Acres, Section II, Revised, recorded in Plat Book EH at page 77 and having such courses and distances as will appear by reference to said plat.

Being the same property conveyed by Homestead Partnership, by deed recorded herewith.

This mortgage is junior in lien to the mortgage of Fidelity Federal Savings and Loan Association, recorded in Mortgage Book 1446 at page 636 and the mortgage of P. W. Strange, Sr., recorded in Mortgage Book 1446 at page 640.

So long as the P. W. Strange, Sr., mortgage recorded in Mortgage Book 1446 at page 640 is outstanding, mortgagee agrees to release all lots without payment, provided the lot being released from the lien of this mortgage has been released from the lien of the P. W. Strange, Sr., mortgage. After satisfaction of the P. W. Strange, Sr., mortgage, the mortgagee agrees to release all lots encumbered hereby, except Lots 17, 19, 20 and 21, from the lien of this mortgage upon the payment to the mortgagee of the sum of \$2,500.00 for each lot released, and as to Lots 17, 19, 20 and 21, the release fee after satisfaction of the P. W. Strange, Sr., mortgage shall be \$6,850.00 each. All amounts paid for releases shall be applied first to interest and then to principal.

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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