

LEATHERWOOD, WALKER, TODD & MANN
Mortgagee's Address: Rt. No. 10, Greenville, S. C. 29607
MORTGAGE OF REAL ESTATE—Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.

BOOK 1448 PAGE 347

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OCT 23 4 55 PM '78
DENNIE S. TINKERSLEY
R.M.C.

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

WHEREAS, BEAUFORD MATHIS, JR.

(hereinafter referred to as Mortgagor) is well and truly indebted unto

J. B. GREEN

(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

---Two Thousand Five Hundred and 00/100----- Dollars (\$ 2,500.00----) due and payable

in monthly installments of Fifty and 00/100 Dollars (\$50.00) each, commencing on November 1, 1978, and continuing on the first day of each successive month thereafter until paid in full

with interest thereon from date at the rate of ---9-1/2---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, the Mortgagee's heirs, successors and assigns:

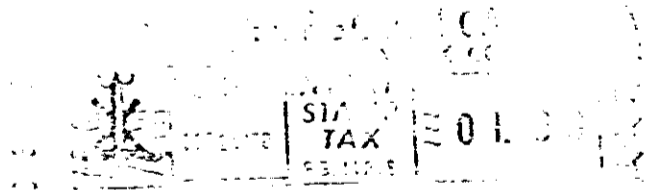
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the west side of Prosperity Avenue, and being known and designated as Lots Nos. 6 and 7 on plat of Dreher Colony No. 2, recorded in Plat Book 000 at Page 31 of the R.M.C. Office for Greenville County, South Carolina, and having the following metes and bounds, to-wit:

BEGINNING at a point on the western side of Prosperity Avenue, said point being the joint front corner of Lots Nos. 5 and 6, and running thence with the joint line of said lots, S. 86-02 W. 126.5 feet to a point, said point being the joint rear corner of Lots Nos. 5 and 6; running thence along the rear lot line of Lot No. 6, S. 30-04 E. 49 feet to a point, said point being the joint rear corner of Lots Nos. 6 and 7; running thence along the rear lot line of Lot No. 7, S. 30-04 E. 141 feet to a point on the western side of said Avenue; running thence along the western side of said Avenue, S. 22-47 W. 56 feet to a point; thence S. 9-51 W. 53 feet to a point, said point being the joint front corner of Lots Nos. 6 and 7; thence continuing along the western side of said Avenue, S. 6-02 W. 24 feet to a point; thence S. 2-31 E. 46 feet to a point, the point of beginning.

BEING the same property conveyed to the Mortgagor herein by deed of Ray D. Hawkins, said deed being dated of even date and recorded in the R.M.C. Office for Greenville County in Deed Book 1090 at Page 527.

This is a Purchase Money Mortgage.

GCTO ----- 002679 1336



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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 is 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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