

MORTGAGE OF REAL ESTATE -
 FILED
 GREENVILLE CO. S. C.
 STATE OF SOUTH CAROLINA
 COUNTY OF GREENVILLE
 FEB 28 12 19 PM '79
 PURCHASE MONEY MORTGAGE
 TO ALL WHOM THESE PRESENTS MAY CONCERN:

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WHEREAS, Wallace Case

(hereinafter referred to as Mortgagor) is well and truly indebted unto Jennings Edwards and Evelyn B. Edwards

(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 monthly installments of \$400.00 each, commencing on the 10th day of March, 1979 and continuing on the same day of each successive month thereafter until the entire balance is paid in full

with interest thereon from at the rate of Six (6%) 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 Bates Township, on the southern side of Cooper Street in the Town of Travelers Rest, being all of Lot No. 8, a 20 foot strip, shown as an alley (which has never been opened) and a portion of Lot No. 9 as shown on plat of the property of Carl R. Vest made by W.P. Morrow in March, 1946 and having the following metes and bounds to-wit:

BEGINNING at a stake on the southern side of Cooper Street 370 feet east from Church Street at corner of Lot No. 9 and running thence S. 29-00 E. 147 feet, more or less, to a stake in line of Lot No. 1; thence with the line of Lot Nos. 1 and 3, N. 61-00 E. 110 feet to a stake, corner of Lot No. 7; thence with the line of said lot N. 29-00 W. 147.5 feet to a stake on Cooper Street; thence with the southern side of Cooper Street S. 61-30 W. 110 feet to the point of beginning.

ALSO: ALL that piece, parcel, lot or tract of land in Bates Township, Greenville County, South Carolina, having the following metes and bounds and courses and distances:

BEGINNING at an iron pin on a street leading from the McAlahany Road to Cooper Street, running thence with the A.L. Gilreath line, thence N. 48.15 E., 182 feet to a stake on the Goldsmith line, thence N. 35.00 W., 54 feet to an iron pin at joint corner of Lot 6 & 7, thence with Lot 7 & 8, S. 62.00 W., 200 feet to a point on the west side of the above named street, thence with said street S. 48.00 E., 100 feet to the beginning corner and containing three-tenths (3/10) acres more or less.

This being the same property conveyed unto the Mortgagor herein by deed from Jennings Edwards and Evelyn B. Edwards, of even date to be recorded herewith.

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STATE OF SOUTH CAROLINA
 DEPARTMENT OF REVENUE
 DOCUMENTARY STAMP TAX
 \$ 04.00
 FEB. 12 1979

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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