

FILED

MORTGAGE OF REAL ESTATE—Office of Wyche, Burgess, ~~McCoy~~ & Parham, P.A. Greenville, S. C.

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MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: BMA of S.C., Inc.,

(hereinafter referred to as Mortgagor) SEND (\$) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto Douglas 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 Hundred Sixteen Thousand, One Hundred Ninety ----- DOLLARS (\$ 216,190.00) with interest thereon from date at the rate of 6½ per centum per annum, said principal and interest to be repaid as follows:

In accordance with the terms of the original Purchase Money Note from Lawrence E. McNair and Walter S. Griffin dated April 6, 1973. In the original principal sum of \$540,475.00 (presently having the principal balance stated above), the final maturity being in 1983.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced 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 heirs, successors and assigns the following described piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon:

All that piece, parcel or lot of land lying and being in the County of Greenville, State of South Carolina, containing 3.956 acres, as shown on plat prepared by Dalton and Neves in May, 1977, and recorded in the REC office in Plat Book 76 page 38, and having according to said plat the following metes and bounds to wit:

Beginning at an old iron pin on the west side of Ponders Road at the joint corner of property belonging to Huntington Acres and running thence along Ponders Road S. 11-19 W. 300.3 feet to an old iron pin, at the corner of property belonging to Walter S. Griffin and L. E. McNair; thence S. 80-51 W. 472.3 feet to an iron pin; thence still with the Griffin and McNair line N. 11-05 E. 300 feet to an iron pin on property line of Huntington Acres; thence N. 80-51 E. 473.4 feet to the point of beginning.

This is a portion of the property conveyed to grantor by deed of Lawrence E. McNair, dated July 20, 1979, recorded in Deed Book 1107 at page 453.

Mortgagor shall be entitled to obtain releases of selected portions of the property described herein on the same terms as those set forth in the Purchase Money Mortgage from Lawrence E. McNair and Walter S. Griffin to Douglas Green, recorded on April 9, 1978, in REM Book 1272 at page 72.

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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