

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

SEP 17 1979

WATKINS  
WATKINS

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

WHEREAS, JAMES E. HAMILTON AND BONNIE S. HAMILTON

(hereinafter referred to as Mortgagor) is well and truly indebted unto LOUIS A. GARLINGTON, EVELYN B. GARLINGTON AND ALMA C. GARLINGTON

(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 Eight Thousand One Hundred Sixty Five and No/100-----

----- Dollars (\$ 8,165.00 ) due and payable  
in four equal payments of Two Thousand Forty One and 25/100 (\$2,041.25) Dollars per year, commencing October 15, 1980

with interest thereon from date on unpaid balance at the rate of nine (9%) per centum per annum, to be paid: annually

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, being Lot No. 78 of Shannon Forest, the original plat of which is recorded in Plat Book KK, Page 140, in the R.M.C. Office for Greenville County and according to a more recent plat made by Freeland & Associates entitled Property of James E. Hamilton and Bonnie S. Hamilton, dated October 10, 1979, and recorded in the R.M.C. Office for Greenville County in Plat Book 7R, Page 62, having the following metes and bounds, to-wit:

BEGINNING at a point on the eastern side of Shamrock Lane at corner of other property of mortgagees and running thence with Shamrock Lane N. 56-02 W., 138 feet; thence at an angle N. 4-01 W., 43.3 feet to a point on Shannon Lake Circle; thence with Shannon Lake Circle N. 49-43 E., 37.9 feet and N. 47-12 E., 211.1 feet; thence S. 44-19 E., 171.3 feet; thence S. 48-19 W., 249.1 feet to the point of beginning.

This is the same property conveyed to the mortgagors by deed of the mortgagees recorded in the R.M.C. Office for Greenville County on October 15, 1979, in Deed Book 1113, Page 591.

THIS IS A PURCHASE MONEY MORTGAGE.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
DOCUMENTARY  
TAX STAMP  
\$ 8,165.00  
SEP 17 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 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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