

Ms. BESSIE PATTERSON, APT 4, ALDERS GATE COURT  
GREENWOOD METH. HOME  
GREENWOOD S C 29646

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

FILED  
NOV 30 11 41 AM '80

MORTGAGE OF REAL ESTATE

OGONNE W. WAINWRIGHT, JR. R.M.C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

REC. 1194 113

WHEREAS, we, Mark A. Hix and Denise G. Hix

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

(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 --Thirty One Thousand and 00/100----

Dollars (\$ 31,000.00 ) due and payable

as set forth in promissory note of even date,

with interest thereon from date at the rate of --11-- per centum per annum, to be paid as set forth in said note,

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, Chick Springs Township, located in the City of Greer, on the eastern side of Sunset Avenue (now Sherwood Avenue), and being shown and designated as all of LOT NUMBER NINE (9) on plat of property made for Ratterree-James Insurance Agency by Jones Engineering Service, dated Nov. 1965, and recorded in Plat Book "NNN" at page 76, Greenville County RMC Office, reference to said plat hereby pleaded for a more complete description as to metes and bounds, courses and distances.

This conveyance is subject to all restrictions, easements, rights of way, roadways and zoning ordinances and set back lines of record, on the recorded plats or on the premises.

This is that same property conveyed to Mortgagors by Mortgagee, dated this date, and to be recorded herewith.

THIS IS A PURCHASE MONEY MORTGAGE.

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STATE OF SOUTH CAROLINA  
DOCUMENTARY  
STAMP  
NOV 30 1980

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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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