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MORTGAGE OF REAL ESTATE

PURCHASE MONEY

BOOK 1499 PAGE 332

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

10 S.C.
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RSLEY

MORTGAGE OF REAL ESTATE

BY ALL WHOM THESE PRESENTS MAY CONCERN.

WHEREAS, James B. Snoddy, Daniel M. Salle, G. Don Poore, and Fred W. Noblitt, A Partnership (hereinafter referred to as Mortgagor) is well and truly indebted unto Lillian G. Broomfield

(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
Ninety Thousand and no/100ths-----Dollars \$ 90,000.00) due and payable

with interest thereon from date at the rate of eleven per centum per annum, to be paid as set forth in the aforementioned promissory 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 Mortgagee 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, on the northwestern side of Wade Hampton Boulevard (Super Highway No. 29) containing 3.21 acres, and being shown as Lot 2 on plat of the property of Jas. M. Edwards, made by R. E. Dalton, Engineers in April, 1939, and being more particularly described by metes and bounds, according to said plat as follows:

BEGINNING at an iron pin on the northwestern side of Wade Hampton Boulevard (Super Highway No. 29) at corner of Tract 1 and running thence N 47 W 700 feet to an iron pin, corner of Tract 18; thence with the line of Tract N 43 E 200 feet to an iron pin, corner of Tract 3; thence with the line of Tract 3 S 47 E 700 feet to an iron pin on the right-of-way of Wade Hampton Boulevard (Super Highway No. 29); thence with the northwest side of said Highway S 43 W 200 feet to the point of beginning.

This is the same property conveyed to Mortgagors by deed of Frank P. McGowan, Jr., Master in Equity for Greenville County on *March 23, 1960* and recorded in Deed Volume *1123* at Page *13*

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Together with all and singular rights, franchises, benefits, profits, 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 heating 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 Mortgagee covenants that it is lawfully seized of the premises hereabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or otherwise dispose of the premises hereabove described, free and clear of all liens and encumbrances except as provided herein. The Mortgagee further covenants to warrant and forever defend the title to the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons who may ever lawfully claim the same or any part thereof.

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