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GR... CO. S. C.

Purchase Money Mortgage BOOK 1501 PAGE 878

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

APR 10 11 AM '80
RECORDERS OFFICE
GREENVILLE

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

WHEREAS, Edward C. Hauter

(hereinafter referred to as Mortgagor) is well and truly indebted unto H. L. Butler and Ruth H. Butler

(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 Nine Thousand Five Hundred and No/100

Dollars (\$ 9500.00) due and payable

Reference is hereby made to promissory note of even date, the terms of which are incorporated herein by reference.

with interest thereon from _____ at the rate of _____ per centum per annum, to be paid:

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 _____

ALL that certain piece, parcel or unit, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Unit No. 9-M of TownPark of Greenville, S. C., Horizontal Property Regime, as is more fully described in Master Deed dated June 5, 1970, and recorded in the RMC Office for Greenville County in Deed Vol. 891 at Page 243, as amended by amendment to Master Deed recorded in the RMC Office for Greenville County on July 15, 1971 in Deed Val. 920 at Page 305, and survey and plot plans recorded in Plat Book 4B at Pages 173, 175 and 177.

This mortgage is junior in lien to that mortgage given to First Federal Savings & Loan Association of even date to be recorded herewith.

This being the same property conveyed to the mortgagor by deed of H. L. Butler and Ruth H. Butler of even date recorded in the RMC Office for Greenville County in Deed Book 1124 Page 763.

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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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