

MORTGAGEE'S ADDRESS: 25 Pinehurst Drive, Taylors, S.C. 29687

BOOK 1524 PAGE 988

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

GREENVILLE  
FILED  
CO. S. C.  
14 PH '80  
W. H. C. HARRISLEY

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

PURCHASE MONEY MORTGAGE

WHEREAS, FRED B. HAMILTON AND PHILLIP R. SHROYER

(hereinafter referred to as Mortgagor) is well and truly indebted unto ETHEL IVESTER BROOKS

(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

TWENTY TWO THOUSAND AND NO/100 ----- Dollars (\$ 22,000.00 ) due and payable

as follows: In 60 equal quarterly installments of \$753.06 each beginning February 15, 1981 and an equal amount each three (3) months thereafter until paid in full (15 years) (No prepayment penalty)

with interest thereon from date *AKS* at the rate of 11% per centum per annum, to be paid: quarterly

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 situate, lying and being in the State of South Carolina, County of Greenville, in Greenville Township on the southwest side of Hampton Avenue in the City of Greenville, and being more particularly described according to survey and plat by Pickell and Pickell, Engineers, dated April 12, 1945, as follows:

BEGINNING at a stake on the southwest side of Hampton Avenue, which stake is 64 feet North of the northwest corner of said Avenue and Lloyd Street; and running thence S. 40-30 W. 112 feet to a stake; thence N. 44-30 W. 52 feet to a stake; thence N. 40-00 E. 116 feet to a stake on said Avenue; thence with said Avenue S. 40-00 E. 52 feet to the BEGINNING CORNER.

This is the same property conveyed to the mortgagors by deed of the mortgagee dated November 14, 1980 and recorded November 18, 1980, R.M.C. Office for Greenville County, S.C. and is given to secure a portion of the purchase price.

RECORDED IN THE PUBLIC OFFICE OF GREENVILLE COUNTY, SOUTH CAROLINA  
DOCUMENTARY  
50880

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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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