

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
GREENVILLE CO. S. MORTGAGE OF REAL ESTATE

APR 22 2 42 PM 1981 WHOM THESE PRESENTS MAY CONCERN:

DONNIE S. TANKERSLEY
R.M.C.

WHEREAS, LEROY McCLAIN, His heirs and assigns forever,

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

WILLIAM C. BARKSHADT,

(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

SIX THOUSAND, SEVEN HUNDRED FIFTY AND NO/100-----Dollars (\$ - 6, 750. 00) due and payable

in equal monthly installments of \$96.86 each on the 20th day of each and every month, commencing May 20, 1981, with the final payment due Ten [10] years from date, payments applied at first to Interest, the balance to Principal, with interest thereon from date at the rate of 12% per centum per annum, to be paid monthly

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:

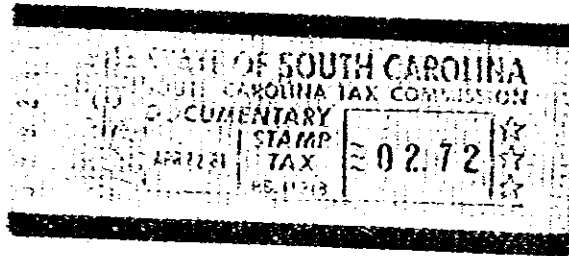
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, at the intersection of Flood Street and Pinckney Street and having the following metes and bounds:

BEGINNING at an iron pin at the Southeast intersection of Pinckney Street and Flood Street thence with a line of Pinckney Street S 36-30 E 62 feet to an iron pin; thence approximately N 52-20E 75 feet to an iron pin; thence N 36-20 W 65 feet to an iron pin on the South side of Flood Street; thence with the line of Flood Street S 52-20 W 75 feet to point of beginning.

BEING THE SAME properties conveyed to the late Sally T. Barkshadt as two separate parcels by deed dated April 2, 1929, recorded in Deed Book 162 at Page 83. Sally T. Barkshadt died testate October 3, 1967 devising the same to her son, the Mortgagee herein, as will appear by reference to Apartment 1007, File 14, Probate Court for Greenville County.

THIS is a Purchase Money Mortgage given to secure the major portion of the purchase price.



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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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