

MORTGAGE OF REAL ESTATE -

FILED

GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

SEP 16 11 07 AM '81

MORTGAGE OF REAL ESTATE

REC. 1552 PAGE 931

DONNIE S. TANKERSLEY
R.H.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Armstrong Associates, a Partnership, (Partners: Jonathan B. Hilliard, Clint Green, Robert H. Collins and Roy Coleman) (hereinafter referred to as Mortgagor) is well and truly indebted unto Phyllis Mary R. Hagan

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

-----Dollars (\$130,000.00) due and payable in 119 equal monthly installments of \$1,865.12, beginning on October 1, 1981, and continuing monthly thereafter, each payment to first be applied to interest accrued, balance to principal;

with interest thereon from this date at the rate of twelve per centum per annum, to be paid: as above with balance of principal due not later than 9/1/91.

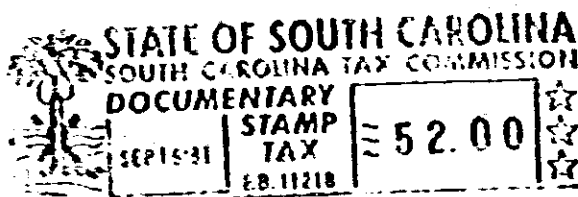
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, City of Greenville, on the westerly side of Westfield Street, and having according to a plat of the Property of Phyllis Mary R. Hagan, recorded in the RMC Office for Greenville County, S. C., in Plat Book MMM, Page 27, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the westerly side of Westfield Street at a point 64.4 feet northeast of the northwesterly corner of the intersection of Westfield Street and Garrison Street, and running thence along the westerly side of Westfield Street N 20-45 E. 85 feet to an iron pin; thence turning and running N 69-15 W 217.5 feet to an iron pin on the easterly side of Martin Street; thence turning and running along the easterly side of Martin Street S 20-45 W 85 feet to an iron pin; thence turning and running S 69-15 E 217.5 feet to the point of beginning.

This is the same property conveyed by the Mortgagee to the Mortgagor by deed recorded simultaneously with this instrument.



1 SEP 15 1981 1011

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 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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