

MORTGAGE OF REAL ESTATE

BOOK 1570 PAGE 332

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

REC'D  
S. C.  
MAY 18 1982  
FARLEY

PURCHASE MONEY MORTGAGE  
MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS,

R. C. JONES

(hereinafter referred to as Mortgagor) is well and truly indebted unto C. S. FARLEY SMITH

(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-SEVEN THOUSAND AND 00/100----- Dollars (\$ 27,000.00 ) due and payable

over a ten (10) year period, with monthly payments of \$353.86 for 120 consecutive months; first payment being due June 18, 1982 and due on the same day of each month thereafter until paid in full,

with interest thereon from \_\_\_\_\_ date \_\_\_\_\_ at the rate of Ten \_\_\_\_\_ 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:

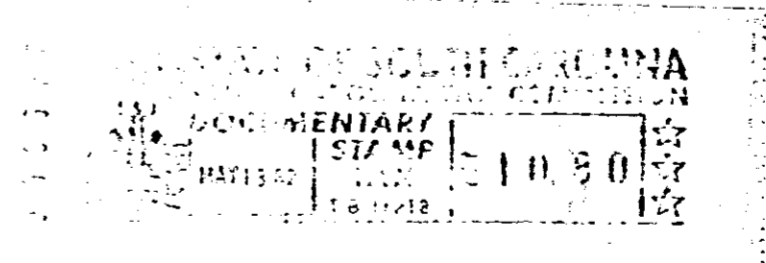
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of GREENVILLE, shown and designated as 1.03 acres on plat of Property of R. C. Jones, dated April 28, 1982, prepared by James R. Freeland, recorded in Plat Book 9-B at page 56, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the westerly side of Old Mill Road, which point is approximately 126.4 feet to Heather Lane, and running with said Old Mill Road, S. 15-25 E., 112.10 feet to an iron pin; thence turning and running S. 57-12 W., 278.32 feet to an iron pin; thence turning and running along the rear line of the 1.03 acre tract, N. 34-40 W., 184.78 feet to an iron pin; thence turning and running N. 56-32 E., 21.03 feet to an iron pin; thence running along a joint line with lots 1, 2 and 3 of Burdett Estates, N. 71-55 E., 306.87 feet to an iron pin on the westerly side of Old Mill Road, being the point of beginning.

This is the same property conveyed to the mortgagor by deed of C. S. Farley Smith, to be recorded of even date herewith.

As a condition precedent to subordinating this mortgage to the lien of a financier of construction of a building on the property covered by this mortgage, the mortgagee reserves the right to demand additional collateral from the mortgagor, of which collateral the mortgagee, in its sole discretion, shall be satisfied, as security for the payment of the promissory note herein. In no event shall the lien of the mortgagee herein rank lower than second in priority on subject property.

REC'D MAY 18 1982



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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