

STATE OF SOUTH CAROLINA }
 COUNTY OF GREENVILLE }

FILED
 GREENVILLE CO. S.C.
 MAR 7 10 18 AM '83
 DONNIE S. TANKERSLEY
 R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Luther
 WHEREAS, /Leon Meredith

(hereinafter referred to as Mortgagor) is well and truly indebted unto William M. Landreth

(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-five Thousand Dollars (\$ 25,000.00) due and payable in accordance with a Purchase Money Mortgage Note of even date.

~~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 THOSE PIECES, PARCELS OR LOTS OF LAND IN THE CITY OF GREENVILLE, COUNTY OF GREENVILLE, STATE OF SOUTH CAROLINA, BEING KNOWN AND DESIGNATED AS LOTS NOS. 78 AND 79 ON A PLAT OF THE PROPERTY OF EAST LYNNE SUBDIVISION, RECORDED IN PLAT BOOK H AT PAGE 195 IN THE R.M.C. OFFICE FOR GREENVILLE COUNTY, SOUTH CAROLINA, AND HAVING ACCORDING TO SAID PLAT THE FOLLOWING METES AND BOUNDS:~~

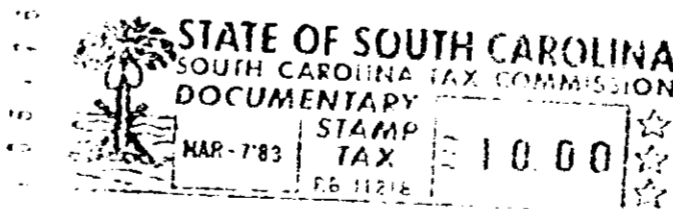
All those pieces, parcels or lots of land in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lots Nos. 78 and 79 on a plat of the property of East Lynne Subdivision, recorded in Plat Book H at Page 195 in the R.M.C. Office for Greenville County, South Carolina, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the Eastern side of Lindsay Avenue, 425 feet northeast of the intersection of Lindsay Avenue and Laurens Road, at the joint front corner of Lots 79 and 80, and running thence with Lindsay Avenue N. 35-06 E. 50 feet to an iron pin, joint front corner of Lots 77 and 78; thence with the line of Lot 77, S. 55-45 E. 205 feet to an iron pin; thence S. 35-06 W. 50 feet to an iron pin, joint rear corner of Lots 79 and 80; thence with the line of Lot 80, N. 55-45 W. 205 feet to the point of beginning.

This is the same property conveyed to the Mortgagor herein by deed of the Mortgagee, dated February 28, 1983, and recorded herewith in the R.M.C. Office for Greenville County, South Carolina.

This is a Purchase Money Mortgage.

If all or any part of the Property or an interest therein is sold or transferred by the Mortgagor without Mortgagee's prior written consent, excluding (a) the creation of a lien or encumbrance subordinate to this Mortgage, (b) the creation of a purchase money security interest for household appliances, (c) a transfer by devise, descent, or by operation of law upon the death of a joint tenant or (d) the grant of any leasehold interest of three years or less not containing an option to purchase, Mortgagee may, at Mortgagee's option, declare all the sums secured by this Mortgage to be immediately due and payable.



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.