

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO TO
MAY 4 3 09 PM '83
DONNIE S. HARRIS

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

WHEREAS, SAMRAN PROPERTIES, INC. GENERAL PARTNERSHIP consisting of H. Samuel Stilwell and Randolph W. Hunter, (hereinafter referred to as Mortgagor) is well and truly indebted unto H. SAMUEL STILWELL, P. O. Box 10004, F.S., Greenville, S.C., 29603,

(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 -----

THIRTY THOUSAND AND NO/100----- Dollars (\$ 30,000.00) due and payable as per the terms of said note,

with interest thereon ~~xxx~~ ~~xxxxxxx~~ ~~xxxxxxxxxxxx~~ to be paid: as per the terms of said note.

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, in Ward Two of the City of Greenville, being known and designated as Lot No. 3, of Block 4, of a subdivision of the Boyce property, as shown on plat thereof recorded in the RMC Office for Greenville County, S.C., in Plat Book A at Page 179, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the north side of Pettigru Street at the corner of Lot No. 2, of Block 4, which point is 133.50 feet east of the northeast corner of the intersection of Toy Street with Pettigru Street, and running thence along the line of Lot No. 2, N. 15-00 W. 126 feet 1 inch to the rear corner of said lot on the south side of an alley; thence along the line of said alley, N. 76-45 E. 66 feet 8 inches to an iron pin at the rear corner of Lot No. 4; thence along the line of that lot, S. 15-00 E. 126 feet 1 inch to an iron pin on the north side of Pettigru Street; thence along the line of said Pettigru Street, S. 76-45 W. 66 feet 8 inches to the beginning corner.

This being the same property conveyed to the Mortgagor herein by deed of the Mortgagee, to be executed and recorded of even date herewith.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX
12.00
MAY-83

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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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