

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

Mortgagee Address:
3504 Rocky River Rd. Vol 1671 Page 943
Monroe, NC 27110
MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:
JUL 19 11 37 AM '84
DORRIS W. WATSON

WHEREAS, TIMOTHY L. WILSON

(hereinafter referred to as Mortgagor) is well and truly indebted unto ARTHUR K. CATES and TOMMY L. BROOME

(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 Six Thousand and NO/100----- Dollars (\$ 36,000.00) due and payable
in accordance with terms of note of even date herewith.

with interest thereon from _____ at the rate of _____ per centum per annum, to be paid:

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, Fairview Township, being a part of the J. Furman Richardson Estate and containing 1.05 acres, more or less, and having, according to a survey by J. L. Montgomery, dated June, 1977, the following metes and bounds, to wit:

BEGINNING at an iron pin approximately 389 feet from the intersection of Hospital Drive and SC Highway No. 14 on the eastern side of Hospital Drive and running thence S 62-41 E 247.27 feet to an iron pin; thence N 0-10 E 148.81 feet to an iron pin; thence N 0-05 E 86.6 feet to an iron pin; thence turning and running N 68-20 W 208.9 feet to an iron pin on the eastern side of Hospital Drive; thence with said Drive, S 7-0 W, 184.85 feet to an iron pin; thence continuing with said Drive, S 12-54 W 15.96 feet to an iron pin, the point of beginning.

Being the same property conveyed to the mortgagor herein by deed of Arthur K. Cates and Tommy L. Broome, to be recorded of even date herewith.

This is a purchase money mortgage.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP TAX \$ 10.80
JUL 19 1984

400 8

11801

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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