

## MORTGAGE OF REAL ESTATE

Rt. 7, Greer, S. C., 29651

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLEFILED  
GREENVILLE CO. S.C.

MORTGAGE OF REAL ESTATE

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TO ALL WHOM THESE PRESENTS MAY CONCERN:

Dec 5 11 40 AM '84

DONNIE S. TANKERSLEY

WHEREAS. We, Cecil B. Stone and Louis A. Smart

(hereinafter referred to as Mortgagor) is well and truly indebted unto W. Harold Hill

(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 SIX THOUSAND

Dollars (\$26,000.00) due and payable

to be paid over a period of 25 years at the rate of \$283.50 per month, in payments of principal and interest, first payment due on the 1st day of JANUARY, 1985, and payment on the 1 day of each month thereafter until paid in full. Payments first applied to interest and then to principal.

with interest thereon from date at the rate of 12½ 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:

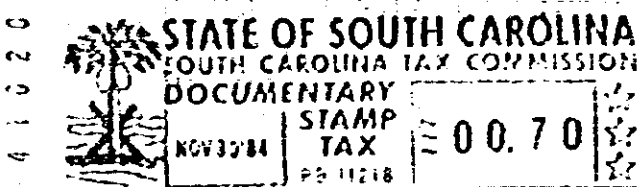
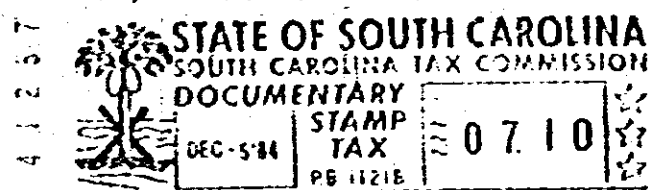
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, located in the City of Greer on the Western side of South Main St., and being designated as lot numbers THREE (3) and FOUR (4) on plat of property made for John A. and I. O. Robinson by W. A. Christopher, recorded in plat book F page 157 and plat book O page 13, to which plat reference is hereby made, LESS HOWEVER that part taken by S. C. Highway Dept. to widen South Main St.

This is the same conveyed to the within mortgagors by W. Harold Hill, by deed to be recorded herewith.

This is a purchase money mortgage.

This mortgage cannot be assumed without the written consent of the within mortgagee, otherwise the entire amount will become 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.

GREENVILLE OFFICE SUPPLY CO. INC.

2328-W-23