

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, John H. May, of Greenville County, South Carolina,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Oscar Hodges, Jr., and Sara S. Hodges,

(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 TWO THOUSAND and no/100

Dollars (\$ 2,000.00) due and payable

as follows: FIFTY (\$50.00) DOLLARS on October 1, 1962, and a like sum on the 1st day of each and every succeeding Calendar month thereafter, until paid in full; with the right, however, to anticipate after One (1) year, by the payment of all or any part thereof at any time before maturity,

with interest thereon from date at the rate of Seven per centum per annum, to be paid: and computed quarterly,

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 Bates Township, about one mile west of Renfrew Mills, being known and designated as Lot Number Two (No. 2) on a plat of the property of I. H. Philpot recorded in Plat Book "T" at page 427 in the R.M.C. office for Greenville County, and, according to said plat, having the following metes and bounds, to-wit:

BEGINNING at a point, iron pin, on the western side of the old White Horse Road, at joint front corner of Lots Nos. 1 and 2, and running thence along the line of Lot No. 1, S. 76-30 W. 341 feet to a point, iron pin, on the South Carolina State Highway No. 250; thence with said Highway, N. 29-15 W. 110 feet to a point, iron pin; thence continuing with said Highway, N. 36-30 W. 150 feet to a point, iron pin, joint rear corner of Lots Nos. 2 and 3; thence with line of Lot No. 3, N. 76-30 E. 446 feet to a point, iron pin, on the old White Horse Road; thence with said old White Horse Road, S. 7-30 E. 243 feet to the point of beginning; and containing Two and 2/10 (2.2) acres, more or less.

The above described property is the same this day conveyed to me by Vera S. Bridges and Jack Leslie Bridges, by deed of this date to be recorded in said R. M. C. office along with this mortgage.

This is a first mortgage over the above described property and there are no other mortgages, judgments, nor other liens or encumbrances over or against same prior to this mortgage.

This mortgage is executed by me to obtain funds with which to pay a part of the purchase price for said property, and same are actually being so used and for no other purpose; and this is a purchase money mortgage.

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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.

Paid & satisfied 7-7-64

*Oscar Hodges Jr.
Sara S. Hodges*

*Witness:
John C. Henry*

14 2
RECORDED AND INDEXED BY
14 2
R. M. C. OFFICE
GREENVILLE COUNTY, S. C.
11-35