

MORTGAGE OF REAL ESTATE of STATE OF SOUTH CAROLINA Attorneys at Law, Greenville, S. C.

BOOK 1079 PAGE 365

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

ALLIE FARNSWORTH  
R.M.G.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, R. W. PATTERSON, W. K. TEMPLE, H. R. TEMPLE and J. L. MCGOWAN

(hereinafter referred to as Mortgagor) is well and truly indebted unto

HOVEY D. SMITH

(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 Ten Thousand and no/100

Dollars (\$ 10,000.00 ) due and payable

\$582.46 quarterly beginning ninety (90) days from date and a like amount each successive 90 days until paid in full, the entire balance to become due and payable five years from date. It is hereby agreed that payments to apply first to interest and balance to principal. It is hereby agreed that mortgagee shall grant the mortgagors the privilege of prepaying the balance on any payment date with interest to date of payment only and no penalty. with interest thereon from date at the rate of Six per centum per annum, to be paid 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, City of Greenville, being Lot 14 of the property of Mountain City Land and Improvement Company and according to plat of property made for Mortgagors by Dalton & Neves, Engineers, November 1967, having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the northeastern intersection of Manley Street and Peak Street and running thence with Manley Street N. 13 W., 64 feet; thence N. 76-47 E., 186 feet; thence S. 13 E., 64 feet to an iron pin on the northerly side of Peak Street; thence with Peak Street, S. 76-47 W., 186 feet to the point of beginning.

THIS IS A PURCHASE MONEY MORTGAGE.

It is agreed that mortgagors shall not demolish or remove any improvements on the mortgaged premises until the principal balance has been reduced to Five Thousand (\$5000.00) Dollars.

STATE OF SOUTH CAROLINA )

RENUNCIATION OF DOWER

COUNTY OF FLORENCE )

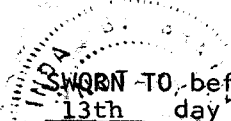
I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wives of R. W. Patterson, W. K. Temple H. R. Temple and J. L. McGowan, respectively, did this day appear before me and each, upon being privately and separately examined by me did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and forever relinquish unto the mortgagee and the mortgagee's heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.

*Emily D. Patterson*  
Emily D. Patterson

*Genie H. Temple*  
Genie H. Temple

*Sara H. Temple*  
Sara H. Temple

*Virginia B. McGowan*  
Virginia B. McGowan



SWORN TO before me this 13th day of December, 1967.

*J. B. Branham* (L.S.)  
Notary Public for South Carolina

My Commission Expires Jan. 1, 1970.

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 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.

RECORDED AND INDEXED IN RECORDS  
DAY OF  
R. W. S. FOR GREENVILLE COUNTY, S. C.  
AT 11 O'CLOCK, A. M. NO.