

MORTGAGE OF REAL ESTATE
GREENVILLE, S. C.
COUNTY OF GREENVILLE
GREENVILLE

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GREENVILLE, S. C.

110 Mealy St., Greenville, S. C.
BOOK 1261 PAGE 501

Dec 22 10 20 AM '72
MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:
ELIZABETH RIDDLE
R.M.O.

WHEREAS, Thomas M. Patrick, Jr.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Mollie Griffin, Thomas R. Griffin, Jr., Martha Drummonds and Josephine Williams

(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 Four Thousand, Five Hundred and No/100-----

----- Dollars (\$ 24,500.00) due and payable as follows: \$7,000.00 due on 20 February, 1973; \$1,000.00 due on 20 December, 1973; \$5,000.00 due on 20 December, 1974; \$5,500.00 due on 20 December, 1975; and \$6,000.00 due on 20 December, 1976.

with interest thereon from date at the rate of 7 1/2 per centum per annum, to be paid: along with principal payments

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 Mortgagee 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, about one mile northwest from Batesville, lying on the north side of Brushy Creek and bound on the east by Augusta Road (also known as Brushy Creek Road) and lands now or formerly of Truman C. & Mary H. Woods and property now or formerly of Bob C, Jr. and Mildred P. Howard, and on the west by lands now or formerly of Phillips and Rodgers and having the following courses and distances, to-wit:

Beginning at a point at the center of Augusta Road (also known as Brushy Creek Road) at the joint corner with Howard and running thence with the center of said road to the dividing line of the tracts formerly of De Shields and Payne and now of Phillips; thence with said dividing line of Phillips S. 84-20 W. 435 feet, more or less, to a stone; thence continuing S. 73-45 W. 1002 feet to a stone corner; thence continuing S. 82-15 W. 310 feet to a stone corner; thence with the line formerly of Smith and now of Rodgers 195 feet, more or less, to the center of Brushy Creek; thence with the center of Brushy Creek as the line down said creek to a point at the joint rear corner of this tract and property now or formerly of Truman C. & Mary H. Woods; thence with said Woods line N. 40-48 E. to the joint corner of this tract, Woods and Howard; thence with said Howard line N. 40-03 W. 208.7 feet to an iron pin; thence continuing with said Howard line N. 40-48 E. 240.2 feet to a point in the center of Brushy Creek Road, said line crossing pin back on line at 31.5 feet, said point at the center of the road being the point of beginning.

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.