

FILED
 MORTGAGE OF REAL ESTATE BY A CORPORATION Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law 1210-533
 PURCHASE MONEY MORTGAGE
 STATE OF SOUTH CAROLINA }
 COUNTY OF GREENVILLE } MORTGAGE OF REAL ESTATE BY A CORPORATION
 TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, **Suitt Properties, Inc.**

a corporation chartered under the laws of the State of **South Carolina**
 (hereinafter referred to as Mortgagor) is well and truly indebted unto

R. E. Ingold

(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

Sixty-one Thousand, One Hundred Twenty-one and 07/100 Dollars (\$ 61,121.07) due and payable

in three (3) annual installments of Twenty Thousand, Three Hundred Seventy-three and 69/100 \$20,373.69) Dollars each, the first such installment being due on May 20, 1975, the second installment on May 20, 1976, and the third installment on May 20, 1977
 with interest thereon from date at the rate of **6-1/2** per centum per annum, to be paid: **annually**

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, the Mortgagee's heirs, 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

All that certain piece, parcel or lot of land, containing 1.07 acres, situate, lying and being on the western side of Cleveland Street in the City of Greenville, Greenville County, South Carolina, being shown and designated as Lot 2B on Plat entitled "Property of R. E. Ingold", recorded in Plat Book 4R at Page 61, Greenville County R.M.C. Office, and having the following metes and bounds, according to a more recent plat entitled "Boundary and Topo for Suit Construction Co." by Enwright Associates Engineers, dated May 6, 1974:

BEGINNING at an iron pin on the western right of way of Cleveland Street at the northeastern corner of property now owned by Suitt and running thence with the said street right of way N. 29-36 W. 122.98 feet to an iron pin; thence leaving said street right of way and running S. 63-00 W. 437.2 feet to an iron pin on Reedy River; thence with the river as the line, the traverse lines being as follows: S. 73-36 E. 116.47 feet to an iron pin; thence S. 59-46 E. 51.0 feet to an iron pin in the line of Suitt property; thence leaving said river and running with the line of Suitt property N. 62-59 E. 330.74 feet to an iron pin at the point of beginning.

The Mortgagee hereby agrees to subordinate the lien of this mortgage to a mortgage or mortgages given by the Mortgagor herein to secure construction and long-term financing for a building and other improvements to be placed on the subject property.



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.

3
3
0
0

4328 RV-2