

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

S. C.  
3 25 AM '80  
R.M.C. WATKINSLEY

BOOK 1502 PAGE 835

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, BOBBY G. PARKER, JR.

(hereinafter referred to as Mortgagor) is well and truly indebted unto BOBBY G. PARKER, SR.

(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

**Eighteen Thousand and NO/100**----- Dollars (\$ 18,000.00 ) due and payable

ON DEMAND

with interest thereon from NO INTEREST at the rate of per centum per annum, to be paid:

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, Within the corporate limits of the City of Greenville, being known and designated as a portion of Lot 10, Block B in Northgate Subdivision as shown on a plat thereof revised by R. E. Dalton, Engineer, May 1939 and recorded in the R.M.C. Office for Greenville in Plat Book M at page 13 and having, according to a more recent survey by Dalton & Neves, dated October 1947, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Rutherford Road (sometimes referred to as the Camp Road or the Spartanburg-Greenville Road) at the joint corner of Lot 10, Block B and Block D and running thence along the line of Block D, S. 49-50 E. 100.3 feet to an iron pin; thence along the line of Lot 9, Block B, S. 28-54 W. 120.65 feet to an iron pin; thence N. 29-24 W. 151.4 feet to an iron pin on the northeastern side of Rutherford Road; thence with said road, N. 56-08 E. 62.5 feet to the beginning corner.

This conveyance is made subject to any restrictions or easements that may appear of record, on the recorded plat, or on the premises.

This being the same property conveyed unto Bobby G. Parker, Jr., by deed from Dan L. Moyd and Jack T. Moyd, recorded in the R.M.C. Office for Greenville County, S. C. in Deed Book 1125 at page 493 on the 9 day of May, 1980.

*This is a purchase money mortgage.*

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MAY 25 1980  
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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.

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