

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Troy O. Tolliver, 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 THIRTY FIVE HUNDRED and no/100

Dollars (\$ 3500.00) due and payable

One (1) year after date,

with interest thereon from date at the rate of Seven 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, 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 Greenville Township, near the City of Greenville on the southern side of Highlawn Avenue in "Riverside", being shown and designated as Lot Number Eight (No. 8) of Block L on a plat of the Riverside Land Co., recorded in Plat Book "A", page 323, a replat thereof being recorded in Plat Book "K", page 281, in the R.M.C. office for Greenville County, and, according to said plat, described as follows:

BEGINNING at a point on the southern side of Highlawn Avenue, joint front corner with Lot No. 9, of Block L, and running thence in a southerly directional along line of said Lot No. 9, 161.8 feet to a point on the northern side of an alley; thence in a westerly direction along the northern side of said alley, Fifty (50) feet to a point, joint rear corner with Lot No. 7, of Block L; thence in a northerly direction along the line of said Lot No. 7, 162 feet to a point on southern side of Highlawn Avenue; thence in an easterly direction along the southern side of Highlawn Avenue, Fifty (50) feet to the point of beginning.

The above described property is the same this day conveyed to me by Roxie Mae Moore, formerly Roxie Mae Sheaff, by her deed of this date, same to be recorded in said R. M. C. office along with this mortgage.

The above described property is shown in the Township Block Book at Sheet 146, Block 12, Lot 8.

This mortgage is executed to obtain funds with which to pay a part of the purchase price for said property, and same are so being actually used and for no other purpose, and this is a purchase money mortgage; and there are no other mortgages, judgments, nor other liens or encumbrances over or against said property prior to this mortgage and this is a first mortgage over same.

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 whatsoever lawfully claiming the same or any part thereof.

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 1 PAGE 426

SATISFIED AND CANCELLED OF RECORD
26 DAY OF July, 1976
Ollie Lamm
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 1:35 O'CLOCK P. M. NO. 2600