

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Bramlett Place Associates, a Partnership

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

C. H. Bramlett

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-Five Thousand and No/100-----

Dollars (\$ 65,000.00) due and payable

in five equal annual payments of Thirteen Thousand and No/100 (\$13,000.00)

Dollars each, plus interest, the first payment being due on April 5, 1975, and on each anniversary date thereafter, with the right to prepay in whole or in part at any time,

with interest thereon from _____ date _____ at the rate of seven (7%) 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 _____

All that certain piece, parcel or tract of land, situate, lying and being in the State of South Carolina, County of Greenville, containing 23 acres, more or less, as is more fully shown on a plat entitled "Property of C. H. Bramlett", dated July, 1949, prepared by W. J. Riddle, Surveyor and recorded in the R.M.C. Office for Greenville County in Plat Book H, at Page 144 and having, according to said plat, the following metes and bounds to wit:

BEGINNING at a point in the center of Saluda Dam Road at the corner of property formerly of J. E. Means, and running thence along the line of said property, S. 30-0 W. 1,266.5 feet to an iron pin at the corner of property now or formerly of W. A. Floyd estate, and running thence along the line of said property N. 50-27 W. 1,067 feet to an iron pin; thence N. 36-21 E. 538.8 feet to an iron pin at the corner of property of Cunningham, running thence along the line of said property S. 65-15 E. 300 feet to an iron pin, thence continuing with the line of property of Cunningham N. 11-30 E. 415 feet to the center of Saluda Dam Road, running thence with the center of Saluda Dam Road S. 69-10 E. 823 feet to the point of beginning; less, however, that portion of said property which was taken by the State Highway Department for the purpose of widening the Saluda Dam Road.



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.

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