

FEB 15 12 53 PM '77

BOOK 1389 PAGE 275

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

CONNIE S. FARRERSLEY
R.H.C.

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

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BY S. L.

WHEREAS, Roy R. Hellams, Jr.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Charles A. Park, individually, and as Attorney-in-Fact for John F. Park and Inez P. Morgan

(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

One Thousand Six Hundred and No/100----- Dollars (\$1,600.00) due and payable in the amount of Thirty-two and 45/100 (\$32.45) Dollars per month commencing on March 15, 1977 and Thirty-two and 45/100 (\$32.45) Dollars each and every month thereafter until paid in full.

with interest thereon from March 15, 1977 at the rate of eight (8%) per centum per annum, to be paid: monthly

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:

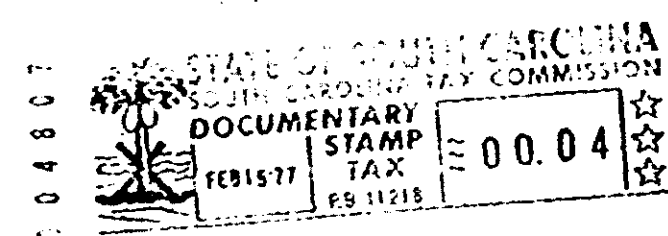
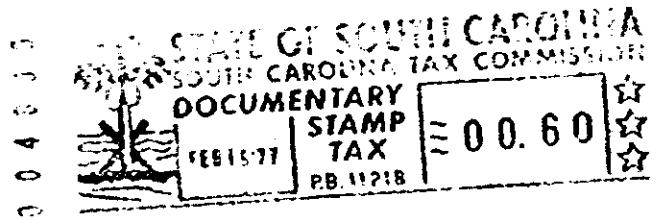
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, Gantt Township, in Conestee, being shown and designated as Lot Number Seventy-Three (No. 73) on northwestern side of Fifth Street, on plat made by R. E. Dalton, Engr., December 1943, recorded in R.H.C. Office in Plat Book "K", page 276, and, according to said plat having the following metes and bounds, to-wit:

BEGINNING at a point on Fifth Street, joint front corner with Lot No. 72, which point is 320 feet southwesterly from 3rd. Avenue, and running thence with Fifth Street, N. 42-43 E. 65 feet to a point, joint front corner with Lot No. 74; thence N. 48-22 W. 254.6 feet with line of Lot No. 74 to point, joint rear corner of Lots Nos. 74, 54, and 55; thence S. 41-42 W. 65 feet to point, joint rear corner of Lots Nos. 72, 55, and 56; thence S. 48-22 E. 253.8 feet with line of Lot No. 72 to the point of beginning.

THIS is the same property devised to the grantors by the testate death of John A. Park shown in Probate Court of Greenville County as Apartment or Will 1120 File 11 and previous deed to John A. Park from E. Inman, Master in and for the County of Greenville recorded in Deed Book 734, page 258.

THIS conveyance is made subject to any restrictions, rights-of-way, or easements that may appear of record on the recorded plat(s) or on the premises.



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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