Mortgagee's Mailing Address:

\$5761 HILL, WYATT & BANNISTER 105 SugarCreek Road, Greer, S.C.

MORTGAGE OF REAL ESTATE—Offices of KKNEKKENNEWSKNINGSKNINGS at Law, Greenville, S. C. 29651

COUNTY OF GREENVILLE

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WHEREAS, WILLIAM H. BRADSHAW and ANNETTE B. BRADSHAW

(hereinafter referred to as Mortgagor) is well and truly indebted unto COTHRAN & DARBY BUILDERS, INC.

(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 Ninety One Thousand and no/100 (\$91,000.00)

Dollars (\$ 91,000.00) due and payable

as set forth in note of even date herewith

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PURCHASE MONEY MORTGAGE

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 Mortgagoe at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagoe 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 Mortgagoe, its successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or bereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the northwesterly side of Woody Creek Road, near the City of Greenville, S. C., and being designated as Lot 503, on Map One, Section 2, Sugar Creek, as recorded in the RMC Office for Greenville County, S.C., in Plat Book 7C, Page 68, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwesterly side of Woody Creek Road, joint front corner of Lots 502 and 503 and running thence along the common line of said lots N. 57-26 W. 176.85 feet to an iron pin in the center of a stream; thence along the center of said stream on a traverse line S. 33-25-28 W. 105.01 feet to an iron pin, joint reat corner of Lots 503 and 504; thence along the common line of said lots S. 57-26 E. 178.43 feet to an iron pin on Woody Creek Road; thence along said Road N. 32-34 E. 105 feet to an iron pin, the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of the mortgagee herein of even date herewith to be recorded.

If all or any part of the above described property or an interest therein is sold or transferred by the mortgagors without mortgagee's prior written consent, the mortgagee, at its option, may declare the entire debt immediately due and payable.

STANDARD OF SUCH CARUINIAN CONTROLLING STAMP STANDARD STA

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.

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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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