

JACK L. BLOOM

MORTGAGE OF REAL ESTATE—Office of \_\_\_\_\_, Attorney at Law, Greenville, S. C.

BOOK 1158 PAGE 257

STATE OF SOUTH CAROLINA

GREENVILLE CO. S. C.

COUNTY OF GREENVILLE

JUN 18

1 34 PM '70

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN,  
OLLIE FARNSWORTH  
R. M. C.

WHEREAS, WILLIAM STRAUSS

(hereinafter referred to as Mortgagor) is well and truly indebted unto CHARLES E. RUNION and MARGARET LOUISE RUNION

(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 Fifty Thousand and no/100-----

-----Dollars (\$50,000.00) due and payable in equal quarterly installments of Two Thousand Five Hundred (\$2,500.00) Dollars, beginning January 1, 1971 and on the first day of each three months thereafter until fully paid, with the final installment, if not sooner paid, being due and payable October 1, 1975. The right to anticipate payment in whole or in part at any time is reserved.

with interest thereon from date at the rate of 7% per centum per annum, to be paid quarterly

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, being known and designated as Lots Nos. 3, 4, 5, and 6 of the Property of W. E. McIntyre, a plat of which is recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book K, Page 4, and having, according to a survey recorded in said R. M. C. Office in Plat Book 4E, Page 49, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of U. S. Highway 29 at the north-west intersection of Hillcrest Drive, and running thence with the northern side of U. S. Highway 29, S 67-30 W 181 feet to an iron pin; thence with the joint line of Lots Nos. 2 and 3, N 22-40 W 199.5 feet to an iron pin; thence with the rear line of Lots Nos. 1 and 2, S 67-26 W 203.1 feet to an iron pin in the eastern side of Dill Avenue; thence with the eastern side of Dill Avenue, N 27-15 W 248 feet to an iron pin; thence with the joint line of Lots Nos. 6 and 7, N 77-23 E 416.6 feet to an iron pin in the western side of Hillcrest Drive; thence with the western side of Hillcrest Drive, S 4-13 E 48 feet to an iron pin; thence with the western side of Hillcrest Drive, S 16-06 E 76.3 feet to an iron pin; thence with the western side of Hillcrest Drive, S 26-39 E 254 feet to the point of beginning.

Being the same conveyed to the mortgagor by the mortgagees by deed to be recorded herewith.

This is a purchase money mortgage to secure the balance of the purchase price.

Together with all and singular rights, members, hereditaments, 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 whomsoever lawfully claiming the same or any part thereof.