

GREENVILLE, S. C.

MORTGAGE OF REAL ESTATE - Mann, Foster, Sumner & Brissey, Attorneys at Law, Justice Building, Greenville, S. C.

BOOK 1177 PAGE 469

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE } R. M. C.

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

WHEREAS, Resthaven Park, Inc.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Paul M. Simpson

(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 -----Fourteen Thousand and No/100-----

----- Dollars (\$ 14,000.00 ) due and payable \$1,000.00 per year on the principal for a period of three (3) years, plus interest, interest being payable in advance, and then at the rate of \$1,500.00 per year on the principal, plus interest, interest being payable in advance, until paid in full,

with interest thereon from date at the rate of Eight 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 Gantt Township, and being part of the N. Lee Simpson homeplace and having the following metes and bounds, to-wit:

Beginning at an iron pin at the northwestern intersection of U. S. Hwy. 29 and entrance to Oakvale Drive-In Theatre and running thence S. 84-36 W. 606 feet to a point in the center of the Railroad; thence in a northeasterly direction along the center of said Railroad to a point at the southwestern corner of property heretofore conveyed by J. A. Simpson and Paul M. Simpson to Resthaven Park to a point in the west side of U. S. Hwy. 29; thence S. 18-30 W. along the western side of said Hwy. to the beginning corner.

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 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.