

115 W. Faris Road
Greenville, S. C. 29605

FILED
GREENVILLE CO. S. C.
MAY 29 12 01 PM '78
JENNIE S. TANKERSLEY
R.M.C.

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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

WHEREAS, Creative Investors, a partnership

(hereinafter referred to as Mortgagor) is well and truly indebted unto Sarah W. Bruin

(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 SEVEN THOUSAND, NINE HUNDRED AND THREE and 28/100

----- Dollars (\$ 7,903.28) due and payable
according to the terms of the note of even date herewith, for which this mortgage stands as security.

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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 the City of Greenville, on the northern side of West Earle Street, and having, according to a plat entitled "Property of Gerald D. Himes and Ida B. Himes," by Freeland & Associates, dated August 22, 1977, with the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of West Earle Street, said iron pin being 250 feet in a westerly direction from N. Main Street, and running thence N. 5-30 E. 200 feet to an iron pin; thence S. 84-30 W. 50 feet to an iron pin; thence S. 5-30 W. 200 feet to an iron pin on the northern side of West Earle Street; thence with West Earle Street, S. 84-30 E. 50 feet to an iron pin, the point of beginning.

This is the same property conveyed to the mortgagor herein by deed of Gerald D. Himes and Ida B. Himes, dated May 15, 1978, and recorded May 16, 1978, in Greenville County Deed Book 1079 at Page 24.

THIS IS A SECOND MORTGAGE.

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX \$03.20
P.B. 11/78

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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