

MORTGAGEES' ADDRESS:

1915 College Avenue
Anderson, S. C. 29621

FILED
GREENVILLE CO. S. C.

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JUN 18 12 04 PM '79
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Hollyton, Inc. and J.H. Cooper

(hereinafter referred to as Mortgagor) is well and truly indebted unto Louisa T. Hall, James Edwin Hall, Jr., and Roy Preston Hall

(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 -----

Thirty-Five Thousand and No/100----- Dollars (\$ 35,000.00) due and payable

in full on or before December 15, 1979, with no interest;

with interest thereon from maturity at the rate of nine per centum per annum, to be paid: after maturity.

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:

(1) "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 shown as Lot 29, Block C, on plat of Sans Souci Villa recorded in the RMC Office for Greenville County in Plat Book A, Page 511, being bounded on the south by McCall Street, on the east by Brockman Avenue, on the west by North Franklin Road, and on the north by other property now or formerly belonging to the mortgagees, and being also known as 200 North Franklin Road and 301 Brockman Avenue, Greenville, S.C.

(2) ALL that lot of land in Greenville County, S.C., at the intersection of North Franklin Road and Brockman Avenue, being shown on a plat of Block C, Sans Souci Villa, recorded in the RMC Office for Greenville County in Plat Book A, Page 511, being triangular in shape and also being known as 206 North Franklin Road, Greenville, S.C.

(3) ALL those lots of land in Greenville County, S.C., near Judson Mills, being shown as Lots 17, 18 and 19 on plat of lands of Pride & Patton Land Company recorded in the RMC Office for Greenville County in Plat Book E, Page 249, and also being known as 108, 110, and 112 Judson Road, Greenville, S.C.

(4) ALL that lot of land in Greenville County, S.C., being shown as Lot 20, Block A, on plat of Mountain View recorded in the RMC Office for Greenville County in Plat Book G, Page 160, and also being known as 13 Gridley Street, Greenville, S.C.

(5) THOSE lots of land in Greenville County, S.C., on Link Street, shown as Lots 11 & 17 on plat of the property of Looper-Yown recorded in the RMC Office for Greenville County in Plat Book F, Page 48.

(6) ALL that lot of land in Greenville County, S.C., on Brockman Street, being shown as Lot 8 on plat of the lands of Aron Brockman recorded in Plat Book A, Page 539.

The above-described property is being conveyed to the mortgagors by deeds of the mortgagees, to be executed and recorded simultaneous herewith.

It is agreed and understood by and between the mortgagors and the mortgagees that the individual properties above described may be released from the lien of this mortgage upon the payment by the mortgagors to the mortgagees of the release prices as follows: (1) 200 North Franklin Rd., \$11,000.00; 301 Brockman Avenue, \$7,000.00; (2) 206 North Franklin Road, \$4,000.00; (3) 108 Judson Road, \$3,900.00; 110 Judson Road, \$700.00; 112 Judson Road, \$2,200.00; (4) 13 Gridley Street, \$4,400.00; (5) Lot 11 Link Street, \$600.00; Lot 17 Link Street, \$700.00; and (6) Lot 8 Brockman Street, \$500.00.

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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