

MORTGAGEE'S ADDRESS:

Mrs. Omega L. Poole
323 White Oak Road Carrier 0921
Greenville, S.C. 29609
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

BOOK 1432 PAGE 532

GREENVILLE CO. S.C.
SEP 21 1 40 PM '79
DONNIE E. WALKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

ALL WHOM THESE PRESENTS MAY CONCERN:

PURCHASE MONEY MORTGAGE

WHEREAS, Jesse L. Helms, Sr. and Louise H. Helms

(hereinafter referred to as Mortgagor) is well and truly indebted unto Omega L. Poole, Doris L. Davis,

Floyd L. Langston, Juanita L. Sheets and Ellen L. Shirer

(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 ONE HUNDRED THIRTY FIVE THOUSAND AND NO/100

Dollars (\$ 135,000.00) due and payable

in two annual installments. First annual installment in the amount of \$34,707.48 to be made one (1) year after date hereof. A final installment in the amount of \$122,562.35 is due and payable two (2) years after date hereof. Each of the said installments specified herein shall be applied first to interest on the unpaid balance and then to principal.

with interest thereon from date at the rate of Nine (9%) per centum per annum, to be paid: as set forth above

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

ALL that piece, parcel or lot of land in County of Greenville, State of South Carolina, on the northern side of Wade Hampton Boulevard, bounded, now or formerly, by Watson Road on the West, Property of Southern Railroad on the North, Property of Pulliam on the East and Wade Hampton Boulevard on the South, being shown on a plat by Webb Surveying and Mapping Company, dated July 15, 1971 entitled "Property of Mattie A. Langston" and being further shown on a plat by Freeland and Associates dated September 12, 1979 entitled "Property of Jesse L. Helms, Sr." recorded in Plat Book 79 at Page 7, RMC Office for Greenville County, reference to which is made for a more complete description.

This is the same property conveyed to the mortgagor by deed of the mortgagees recorded September 28, 1979, and is given to secure a portion of the purchase price.

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
\$ 4.00

4.00CCI

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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