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STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

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GREENVILLE CO. S. C.

PURCHASE MONEY

BOOK 1530 PAGE 90

JAN 14 11 39 AM '81 MORTGAGE OF REAL ESTATE

JOHNIE S. TANKERSLEY ALL WHOM THESE PRESENTS MAY CONCERN:  
R.M.C.

WHEREAS, We, William Leon Lawless and Martin D. Lawless, Jr.

(hereinafter referred to as Mortgagor) is well and truly indebted unto R. C. Rouse

(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

Twenty-Five Thousand and 10/100- - - - - Dollars (\$25,000.00) due and payable in accordance with the terms of a certain note dated January 6th, 1981, and executed herewith,

(This mortgage is not assumable)

with interest thereon from date at the rate of ten (10%) per centum per annum, to be paid: monthly

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, within the corporate limits of the City of Greenville, and being known and designated as Lots Nos. 2 and 3 of Hollywood Subdivision, according to a plat made by Pickell and Pickell, Engineers, on June 4th, 1947, and recorded in the R.M.C. Office for Greenville County in Plat Book "S", at Page 37, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point on the Northeastern side of Hollywood Circle at the joint front corner of Lots Nos. 1 and 2 and running thence N. 60-50 E. 125 feet to a point at the joint rear corner of Lots Nos. 1 and 2; and running thence S. 29-10 E. 100 feet to a point at the joint rear corner of Lots Nos. 3 and 4; thence S. 60-50 W. 125 feet to a point on the northeastern side of Hollywood Circle at the joint front corner of Lots Nos. 3 and 4; thence with the Northeastern side of Hollywood Circle N. 29-10 W. 100 feet to the point of beginning.

This is the same property conveyed to R. C. Rouse by R. C. Collins, Jr. and Central Realty Company by deeds recorded in the R.M.C. Office for Greenville County, South Carolina in Deed Book 710, at Page 538 and Deed Book 453, at Page 107, respectively and recorded on November 14th, 1962 and March 17th, 1952, respectively.

ALSO, 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, within the corporate limits of the City of Greenville, and being known and designated as Lot No. 1 of Hollywood Subdivision, according to a plat made by Pickell and Pickell, Engineers, on June 4th, 1947, and recorded in the R.M.C. Office for Greenville County in Plat Book "S", at Page 37, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point at the Northeastern intersection of Hollywood Circle with Spartanburg Street (sometimes called Church Street) and running thence S. 24-46 W. 80.3 feet to a point on the Eastern side of Hollywood Circle; thence continuing with the Eastern side of Hollywood Circle S. 11-15 W. 22.9 feet to a point; thence continuing with Hollywood Circle S. 29-10 E. 35 feet to a point at the joint front corner of Lots 1 and 2; thence N. 60-50 E. 125 feet to a point at the joint rear corner of Lots 1 and 2; thence N. 29-10 W. 32.3 feet to a point on the Southern side of Spartanburg Street; thence with the Southern side of Spartanburg Street N. 62-51 W. 81.5 feet to the point of beginning. This is the same property conveyed to R. C. Rouse by R. C. Collins, Jr., and Central Realty Company by deeds recorded in the R.M.C. Office for Greenville County, S.C. in Deed Book 710, at Page 538, and Deed Book \_\_\_\_\_, Page \_\_\_\_\_, respectively and recorded on November 14th, 1962, and \_\_\_\_\_, respectively.

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.

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