

Mortgagee: P.O. Box 578  
Simpsonville, SC  
29681

MORTGAGE OF REAL ESTATE FILED

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S.C.

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STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

WRAPAROUND PURCHASE MONEY  
MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Sunbelt Properties, Inc.

(hereinafter referred to as Mortgagor) is well and truly indebted unto

Hovie Clyde Brooks

(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

Two hundred twelve thousand five hundred dollars (\$212,500.00)-----

In 96 monthly installments of \$2,186.63 (amortized on 360 monthly payments) with a final balloon payment due after 96 monthly installments have been made. First installment shall be made on March 1, 1981, with interest thereon from date at the rate of 12.00 per centum per annum, to be paid monthly as part of payment.

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 piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, near the Town of Simpsonville, at the end of a cul de sac at the Eastern end of Maple Court and being shown and designated as Lot No. 3 on a Plat of the Property of Maple Properties, dated November 4, 1972, made by R. B. Bruce, R.L.S., and recorded in the RMC Office for Greenville County, SC, in Plat Book 4X at Page 17, reference to which is hereby craved for the metes and bounds thereof.

This is the identical property conveyed to the mortgagor by deed of Hovie Clyde Brooks, to be recorded of even date herewith.

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

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