

MORTGAGE OF REAL ESTATE -

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GREENVILLE CO. S. C.

BOOK 1512 PAGE 312

STATE OF SOUTH CAROLINA

COUNTY OF Greenville

MAY 27 2 30 PM '81

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

DONN BARKERSLEY
R.M.C.

WHEREAS, We, Gary Lee Pittman and Farrar Rhyne Gutshall

(hereinafter referred to as Mortgagor) is well and truly indebted unto Habitat Specialty Buildings, Inc., a Massachusetts Corporation

(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

SIXTY-TWO THOUSAND AND NO/100 - - - - - Dollars (\$ 62,000.00) due and payable

\$653.00 per month, commencing June 30th, 1981 and to continue at the rate of \$653.00 on the 30th of each month thereafter until May 30, 1982; at which time the Mortgagors have an OPTION of continuing said monthly payments for an additional 12 months, with the entire balance to become due at the end of 2 yrs. with interest thereon from date at the rate of 12% 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:

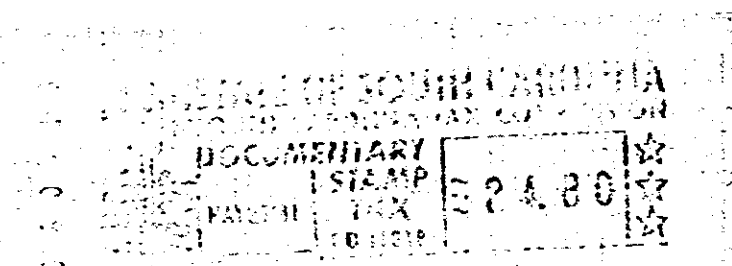
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as LOT No. 58 as shown on plat entitled "Sheet One, Buxton" prepared by Piedmont Engineers & Architects, dated November 5, 1970 and recorded in the RMC Office for Greenville County in Plat Book 4-N, at page 2 and having, according to said plat the following metes and bounds, to wit:

BEGINNING at a point on the Southwestern side of Winsford Drive, at the joint front corner of the within lot and Lot No. 59 and running thence along said right-of-way, S. 36-30 East 120 feet to a point at the joint front corner of the within lot and Lot No. 57; thence running along the joint line of said lots, S. 53-57 West 160 feet to a point at the joint rear corner of the within lot and Lot No. 47; thence running N. 36-30 West 120 feet to a point at the joint rear corner of the within lot and Lot No. 59; thence running along the joint line of said lots, N. 53-57 East 160 feet to a point at the joint front corner of the within lot and Lot No. 59 on the Southwestern side of the right-of-way of Winsford Drive, the point and place of beginning.

This being the same property conveyed to the above Mortgagors by deed of Habitat Specialty Buildings, Inc. recorded simultaneously with this mortgage.

Mortgagee Address:

123 Elm Street
Deerfield, Mass. 01373



400 3 15291A01

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 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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