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HILL, WYATT & BANNISTER

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MORTGAGE OF REAL ESTATE-Offices of KENOPHICK STEPHENSON, As JOHNSON, Attorneys at Law, Greenville, S. C.

BOOK 1542 PAGE 832

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLERS TO SOLUTION OF THE SOLUTION OF

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:
PURCHASE MONEY MORTGAGE

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WHEREAS,

MICHABLAD. Menicholase and Mary E. Menicholas

n M.C

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

COTHRAN & DARBY BUILDERS, INC.

(hereinaster 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 Eighty Thousand and No/100 (\$80,000.00) Dollars

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) due and payable

as set forth in note of even date herewith

GOOD SEESENGE STREET BOOKS FOR

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PRECENTAL POLYMPROCHES PROCESSES

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, lying and being on the southwesterly side of Shady Creek Court, near the City of Greenville, South Carolina, and being designated as Lot No. 483, Map 2, Section 2, Sugar Creek, as recorded in the RMC Office in Plat Book 7X, at Page 19, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwesterly side of Shady Creek Court, joint front corner of Lot Nos. 483 and 484, and running thence along common line of said lots S. 48-53-38 W. 156.67 feet to an iron pin; thence along the rear line of Lot No. 467 N. 37-19-48 W. 53.07 feet to an iron pin; thence along rear line of Lot No. 468 N. 12-43-04 W. 60.33 feet to an iron; thence along rear line of Lot No. 469 N. 14-29-17 E. 79.16 feet to an iron pin, joint rear corner of Lot Nos. 482 and 483; thence along common line of said lots S. 77-00 E. 136 feet to an iron pin on Shady Creek Court; thence along said Court S. 14-03-11 E. 45.48 feet to an iron pin, the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of the Mortgagee herein by deed of even date herewith to be recorded.

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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 Mortgagoe forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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