

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

GREENVILLE S.C.  
FILED  
SEP 2 4 55 PM '82  
DONNIE J. TANKERSLEY  
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:  
PURCHASE MONEY MORTGAGE

WHEREAS, C. D. STYLES

(hereinafter referred to as Mortgagor) is well and truly indebted unto JAMES R. SAVAGE AND ADELINE B. SAVAGE  
304 Woodland Drive  
Mauldin, S. C. 29662

(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 FIFTEEN THOUSAND AND NO/100 -----(\$15,000.00)-----

Dollars (\$ 15,000.00 ) due and payable

as follows: Five Thousand Nine Hundred (\$5,900.00) Dollars on February 28, 1983 and  
Eleven Thousand Two Hundred (\$11,200.00) on February 28, 1984.

with interest thereon from date at the rate of Twelve (12%) per centum per annum, to be paid: with installments

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 in the County of Greenville, State of South Carolina, on the western side of Smith Hines Road, near the City of Mauldin, and, according to a plat and survey by Campbell & Clarkson, Surveyors, dated February 7, 1977, entitled "Property of James R. Savage and Adeline B. Savage, having the following metes and bounds, to-wit:

BEGINNING at a nail and cap in Smith Hines Road, which point is 818 Feet from Miller Road, and running thence with line of property now or formerly of Robertson, N. 74-30 W. 405.8 feet to an iron pin; thence with the line of Hallmark Baptist Church, N. 14-41 W. 35.8 feet to an iron pin; thence with the line of property now or formerly of Gillespie, N. 18-47 E. 290 feet to an iron pin; thence with line of property now or formerly of King, S. 74-22 E. 396.7 feet through an iron pin to a nail and cap in Smith Hines Road; thence with said Smith Hines Road, S. 13-38 W. 319.7 feet to the point of beginning.

This is the same property conveyed to mortgagor by deed of mortgagees recorded September 2, 1982 in the R.M.C. Office for Greenville County and is given to secure a portion of the purchase price.

GREENVILLE S.C.  
RECORDS & CLERK  
STAMP  
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9. Mortgagor agrees not to transfer, convey or assign his legal or equitable interest in this property without the prior written consent of mortgagees, and if such transfer or conveyance is made without the prior written consent of mortgagors, the entire balance due, principal and accrued interest, shall become immediately due and payable.

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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