

ADDRESS: 2001 E. ...
Greenville, SC 29617
BOOK 1624 PAGE 456

Mitchell & Ariail
MORTGAGE CORPORATION FORM XXXXXX Greenville, S.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
GREENVILLE FILED
SEP 7 11 47 AM '83
DONNIE S. ...
R.M.C. ...

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Palmetto Builders of Greenville, Inc. , a corporation organized and existing under the laws of the State of South Carolina. (hereinafter referred to as Mortgagor) is well and truly indebted unto Martha E. Wood

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, in the sum of: Twenty-two Thousand Five Hundred and no/100----- Dollars (\$ 22,500.00) due and payable as provided for under the terms and conditions of said note, which are incorporated herein by reference and made a part hereof as though they set forth herein, with interest thereon from date at the rate of 12% per centum per annum, to be paid as provided for in said note; and,

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 tract of land situate, lying and being in Chick Springs Township, Greenville County, South Carolina on the southwestern corner of the intersection of Walker Springs Road and East Lee Road containing 1.96 acres as shown on a plat entitled PROPERTY OF MARTHA E. WOOD made by C. O. Riddle dated January 9, 1981, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of East Lee Road at the joint corner of the within described property and property now or formerly belonging to Latour and running thence along the Latour line, N. 76-12 W. 225.35 feet to an iron pin; thence N. 9-14 E. 178.82 feet to an iron pin in the rear line of a lot now or formerly belonging to Cochran; thence along the Cochran line, S. 87-59 E. 64.42 feet to an iron pin; thence continuing along the Cochran line, N. 3-02 E. 190.13 feet to an iron pin on the southern side of Walker Springs Road; thence along the southern side of Walker Springs Road, S. 82-47 E. 207.50 feet to an iron pin; thence with the curve of the intersection of Walker Springs Road and East Lee Road the chord of which is S. 30-41 E. 31.84 feet to an iron pin on the western side of East Lee Road; thence along the western side of East Lee Road, S. 17-39 W. 152.60 feet to an iron pin and S. 15-21 W. 227.03 feet to an iron pin, the point of beginning.

The above property is the same property conveyed to the mortgagor by deed of Martha E. Wood to be recorded herewith.

The mortgagor intends to subdivide the above described property into six residential lots and reserves the right to have all roads and streets to be developed and conveyed to any public authority to be used exclusively for road and street purposes to be released from the lien of this mortgage without payment of any consideration. The mortgagor herein further reserves the right to have released from the lien of this mortgage any residential lot upon payment to the mortgagee, or the owner and holder of this mortgage, the sum of \$5,625.00 which shall be applied on the principal indebtedness due on the note which this mortgage secures, which releases shall be executed by mortgagee in due form of law upon request.

This mortgage is a purchase money mortgage given by the mortgagor to the mortgagee to secure a portion of the sale price due the mortgagee by the mortgagor for the purchase of the within described property.

4. C. C. Together with all and singular rights, members, herditaments, 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.

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