Mortgagee's Mailing Address: Room 312 Poinsett Hotel, Greenville, S. C. HILL, WYATT & BANNISTER

STATE OF SOUTH CAROLINA COUNTY OF **GREENVILLE**

(KS\$J#3009)

PURCHASE MONEY MORTGAGE

GREET 4 38 HOUTHN C. HOFFMAN and JULIA R. HOFFMAN WHEREAS,

(hereinafter referred to at Mingesof) is well and truly indebted unto SARA LOWREY R. M.C.

one in the face amount of \$3,500.00 and the other in the face amount of \$40,000.00 due and being hereby incorporated into this mortgage as a part hereof by reference.

AND EXHRICINAL SERVICES

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WHEREAS, the Mortgagor may bereafter 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 Morigagor may be indebted to the Morigagoe at any time for advances made to or for his account by the Morigagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Morigagor in hand well and truly paid by the Morigagee 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 Morigagee, its successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or bereafter constructed thereon, situate, hing and being in the State of South Carolina, County of Greenville, in the City of Greenville, situate, lying and being on the south side of Hillcrest Drive, designated as Lots No. 9 and 10, Block A, of Highland Terrace Subdivision, as shown on a map or plat of said subdivision made by R. E. Dalton, Engineer, in August, 1917, and of record in the RMC Office for Greenville County in Plat Book "E", at page 101, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of Hillcrest Drive at the joint corner of Lots 8 and 9 and running thence along the joint line of said lots S. 9-52 W. 179.8 feet to an iron pin on an alley at the joint rear corner of said lots; thence along the north side of said alley N. 86-00 W. 100.6 feet to an iron pin at the joint rear corner of Lots 10 and 11 of Block A; thence along the joint line of said lots N. 9-52 E. 190 feet to the joint corner of said lots on the south side of Hillcrest Drive; thence along the line of Hillcrest Drive S. 80-08 E. 100 feet to the point of beginning.

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

Together with all and singular rights, members, hereditiments, 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 hid 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 bereinshore described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encomber the same, and that the premises are free and clear of all liens and encombrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagor forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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