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STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE -

MORTGAGE OF REAL ESTAYER 1679 FAGE 451

TO ALL WHOM THESE PRESENTS MAY CONCERN:

, a corporation organized and WHEREAS, Yorkshire Properties, Inc. existing under the laws of the State of South Carolina. (hereinafter referred to as Mortgagor) is well and truly indebted unto Beatrice P. Bagwell

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, in the sum of: Eleven Thousand and no/100----- Dollars (\$ 11,000.09 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, Kill, RONDHERONG ACK DE BROKEN SKEN SKEN K

STATE OF SOUTH CAROLINA SOUTH CAROLINA TAX COMMISSION DOCUMENTARY F ADZIH STAMP E 0 3. 3 0 ☆ ☆ ☆ ☆

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 lot of land with all buildings and improvements thereon, situate, lying and being on the northern side of Camden Drive in Greenville County, South Carolina in Gantt Township being known and designated as Lot No. 136 as shown on a plat entitled ROCKVALE, SECTION 2 made by J. Mack Richardson dated July, 1959, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book QQ at Page 109, reference to said plat is hereby made for the metes and bounds thereof.

The above property is the same property conveyed to the mortgagor by deed of Beatrice P. Bagwell to be recorded herewith.

This mortgage secures a portion of the sales price due the mortgagee by the mortgagor in the purchase of the within described from the mortgagee by the mortgagor. The mortgagee for herself and her heirs and assigns does hereby waive her right to a personal or deficiency judgment against the mortgagor herein in the event of a default in the terms and conditions of the within mortgage and the note which it secures and agrees that the property described herein is the sole security for the note described above.

It is understood and agreed that the mortgagee will release from the lien of this mortgage, the above described property upon the substitution of collateral provided the combined indebtedness on the substituted collateral including the outstanding balance on the above described note does not exceed 90% of the value of the substituted collateral as determined by a VA appraisal.

If Mortgagee receives from a third party purchaser a bona fide offer for the purchase of the Mortgagee's interest in the within note and mortgage, or a portion thereof, and desires to accept such offer, then the Mortgagee shall promptly give the Mortgagor written notice of the receipt of such offer, together with a true copy of such offer, and offer to sell such interest in the note and mortgage to the Mortgagor for the price and on the terms and conditions of the offer received by the Mortgagee. The Mortgagor shall have a period of thirty (30) days after receipt of such offer from the Mortgagee in which to notify the Mortgagee in writing that the Mortgagor elects to purchase the within note and mortgage or an interest therein. In the event the Mortgagor fails to accept such offer within the time and in the manner set forth above, then the Mortgagee shall have the right to consummate the sale to the third party purchaser within thirty (30) days after the expiration CONTINUED ON NEXT PAGE

Together with all and singular rights, members, berditaments, and appurtenances to the same belonging to 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 futures and equipment, other than the usual household furniture, be considered a part of the real estate.