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FILLU GREENVILLE CO. S. C.

JON 14 1 11 PH '78

880x 1370 FAGE 146 54 FAGE 323

STATE OF SOUTH CAROLINA DONNIE S. TANKERSLEY COUNTY OF GREENVILLE

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

WHEREAS, John E. Walton

THE CARREST

(Rereinafter referred to as Mortgagor) is well and truly indebted unto Village Greer, a South Carolina Partnership,

(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

Twenty-six Thousand Seven Hundred and No/100----- Dollars (\$ 26,700.00 ) due and payable \$13,350.00 six months from date; \$13,350.00 one year from date, with the privilege to anticipate payment of the whole or any part of the interest or principal at any time due hereunder, without penalty;

at the rate of five (5%) per centum per annum, to be paid: semi-annually date with interest thereon from with each principal payment;

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 NOW, KNOW ALL MEN. That the Morragor in a consideration of the aloresaid deed, and in order to sective the payment deleted, and of any other and further sums for which the Morragor in ay be indebted to the Morragore at any time for advances made to or for his account by the Mortagore, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortagor in hand well and truly paid by the Mortagore at and before the scaling 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 Mortagore, its successors and assigns:

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S. 42-24 E. 276. 9 feet W. the point of beginning.

Said property, according to the latter plat referred to above contains 1.50 acres. the terms of this mortgage accordance with that certain agreement by and between the Mortgagee and Mortgagor Nated Ac 4921976. The terms of this agreement state that this mortgage shall De nadd Mordinate to a mortgage to finance construction of an office building on said property should the Mortgagor desire to begin construction of said building prior to paying in will the note entered into and this purchase money

money mortgagd on June 4

Together with all and singular rights, numbers, here trainents, and appurtenances to the same belonging in any way incident or appertaining, and all of the reads, issues, and profits which may arms or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manners 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 lawfu'ly seized of the premises hereinabove described in fee simple absolute, that it has good right authorized to sell, convey or encumber the same, and that the premises are free and clear of all liers and encumbrances except rein. 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 whomspever lawfully claiming the same or any part thereof.