

Mortgagee's Address: 712 E McBee Ave., Greenville, S.C. 29601 V114 1971 FAX 333-3301  
MORTGAGE OF REAL ESTATE - Offices of Etherwood, Walker, Todd & Mass, Attorneys at Law, Greenville, S.C.  
PURCHASE MONEY MORTGAGE

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## MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE, } 403 PH '79

COUNTY OF GREENVILLE, N.C., } 1837-179

R H C. MERSLEY

— UNION CHINESE PRESENTS MAX CONCERN;

WHEREAS, J. Walter Huckabee

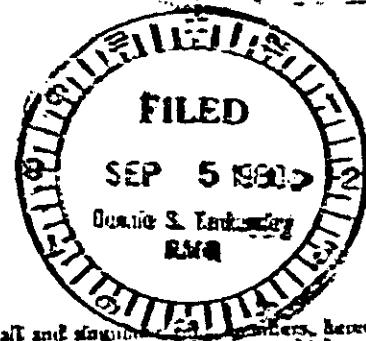
(hereinafter referred to as Mortgagor) is well and truly indebted unto Jeff R. Richardson, Jr. as Trustee for Herbert Carson and others under Trust Agreement dated February 15, 1972 recorded in the RMC Office for Greenville County, South Carolina  
(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of One Hundred Six Thousand Five Hundred and No/100ths-----

Dollars (\$ 106,500.00 ) due and payable

In two equal annual installments of Fifty-Three Thousand Two Hundred Fifty and No/100ths  
so. 216 at the joint corner of Tract A as shown on said plat and thence running  
along the right of way of U. S. Highway 276, S. 36-00 E. 491 feet to an iron pin;  
thence running S. 70-57 W. 3,091.5 feet to an iron pin in or near Rocky Creek; thence  
with Rocky Creek as the line in a Northeasterly direction, the following traverse  
courses and distances: N. 31-22 E. 115.3 feet, N. 32-37 E. 186.5 feet, N. 85-45 E.  
169.8 feet, N. 8-16 W. 156.3 feet; thence leaving said creek and running with the  
common line of the aforementioned Tract A, N. 70-57 E. 2,585.4 feet to the point  
and place of beginning.

The above described property is the same conveyed to the mortgagor herein by Jeff R. Richardson, Jr. as Trustee dated August 30, 1973 and recorded herewith in the BMC Office for Greenville County.

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Together with all and singular fixtures, fittings, appendages, and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and grants which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fixed 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 Mortgagor, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully owned of the premises hereinabove described in fee simple absolute, that it has good title 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 Mortgagor from and against the Mortgatree and all persons whomsoever lawfully claiming the same or any part thereof.

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