

HORTON, DRAWDY, DILLARD, MARCHBANKS, CHAPMAN & BROWN, P.A., 307 PETTIGRU STREET, GREENVILLE, S. C. 29603

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MAY 29 3 16 PM '70
OLLIE FARNSWORTH
R. M. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, PETTIGRU PROPERTIES, a partnership,

(hereinafter referred to as Mortgagor) is well and truly indebted unto

MARY E. DRAWDY,

(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

Seven thousand and no/100 ----- Dollars (\$7,000.00) due and payable

in annual installments of \$1,000.00 each on the principal, commencing one year from date, and on the same date of each year thereafter in the sum of \$1,000.00 until paid in full,

with interest thereon from date at the rate of 8 - per centum per annum, to be paid: semi-annually

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 buildings and improvements thereon, situate, lying and being on the Western side of Toy Street, in the City of Greenville, Greenville County, S. C., being shown and designated as the rear portion of Lots Nos. 9 and 9 1/2 on a plat of the subdivision of Boyce Lawn Addition made by J. T. Lawrence, dated April 2, 1908, revised June 22, 1908, recorded in the RMC Office for Greenville County, S. C. in Plat Book A, page 179, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the Western side of Toy Street at the intersection thereof with a fifteen foot alley (said iron pin being located 200 feet North of the Southwestern corner of the intersection of Toy Street with Pettigru Street), and running thence along said fifteen foot alley, S. 65 W., 101 feet to a point at the corner of other property now owned by the Mortgagor herein; thence along the line of the last mentioned property formerly owned by R. G. McPherson, S. 15 E. 60 feet to an iron pin; thence along the line of property formerly owned by Caroline G. Ebaugh, N. 65 E., 101 feet to an iron pin on the Western side of Toy Street; thence along the Western side of Toy Street, N. 15 W., 60 feet to an iron pin, the beginning corner.

The above described property is the same conveyed to Pettigru Properties, a partnership, by deed of S & W, Incorporated of even date herewith, to be recorded. This is a purchase money mortgage.

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.

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 hereinabove described in fee simple absolute, that it has good right 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 Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

This Mortgage Assigned to J. Wright Horton
Horton, Drawdy, Dillard, Marchbanks, Chapman & Brown
From Mary E. Drawdy
on 7 day of Oct. 1971, Assignment recorded
in Vol. 1209 of R. E. Mortgages on Page 134
This 7 of Oct. 1971, # 10120