

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OLLIE FARNSWORTH
R. MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Whereas: Robert L. Perry, III and Sallie N. Perry

(hereinafter referred to as Mortgagor) is well and truly indebted unto Lowndes Hill Realty Company

(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 THOUSAND and NO/100-----

Dollars (\$ 20,000.00) due and payable at the rate of \$2,000.00 plus interest at eight percent on the unpaid balance per year with the first payment due and payable on or before December 31, 1972, and a final payment of \$12,000.00 plus interest at eight percent on the unpaid balance due and payable on or before December 31, 1976.**

with interest thereon from date at the rate of eight per centum per annum to be paid: annually on the unpaid / balance

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 certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina~~

**The mortgage herein will have the right to anticipate payments of principal and/or interest at any time and subsequent payments of interest and principal to be adjusted accordingly.

ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in the City of Greenville, being located on the northerly side of East Washington Street and being known and designated as Lot 9 of Christ Church Property and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northerly side of said Street at joint corner of property now or formerly of J. Adger Smythe; thence N. 19 W. 242 feet to an iron pin at corner of property now or formerly of Mrs. Wardlaw Smythe; thence S. 21 W. 188 feet to an iron pin on the northerly side of said East Washington Street; thence with the northerly side of said Street in an easterly direction 153 feet to the beginning corner.

The above lot being triangular in shape.

Together with all and singular rights, members, hereditaments, 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 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.