

MORTGAGE OF REAL ESTATE BY A CORPORATION-Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
GREENVILLE CO. S. C. MORTGAGE OF REAL ESTATE BY A CORPORATION
(PURCHASE MONEY MORTGAGE)
MAY 10 3 41 PM '72
TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH
R. M. C.

WHEREAS, **Orders Realty Co., Inc.**
a corporation chartered under the laws of the State of **South Carolina**
(hereinafter referred to as Mortgagor) is well and truly indebted unto **T. R. Bellotte and Lena R. Bellotte**

(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 **Fifty-six Thousand Eight Hundred and No/100**

Dollars(\$ 56,800.00) due and payable
\$28,933.33 on the 10th day of January, 1973, \$28,933.33 on the 10th day of January,
1974, and \$28,933.34 on the 10th day of January, 1975.

Mortgagor reserves the right and privilege to pre-pay all or any portion of the principal balance, without penalty, at any time.

with interest thereon from date at the rate of 6-1/2 per centum per annum, to be paid: ^{6%} 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 its 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, County of **Greenville**, and being shown as a 5.52 acre tract of land located on the northeastern side of Congaree Road according to plat of property of T. R. and Lena R. Bellotte, dated April 18, 1972, by C. O. Riddle, R.L.S., and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeast side of Congaree Road at the joint front corner of the property herein conveyed and property now or formerly belonging to K. B. and Dorothy Dailey, and running thence with the northeast side of right of way of Congaree Road N. 43-37 W. 733.1 feet to an iron pin located on the northeast side of the Congaree Road; thence still running with the right of way of Congaree Road, N. 37-25 W. 85.6 feet to an iron pin located in the center of Airport Road; thence with the center of the right of way of the Airport Road, N. 49-25 E. 243 feet to an iron pin in said Road; thence running along or near the center of said Road, N. 29-55 E. 33.15 feet to a bolt located on the southwestern side of the right of way of U. S. Highway I-385; thence with the southwestern side of the right of way of U. S. Highway I-385, S. 45-31 E. 813.7 feet to an iron pin, said iron pin in the line of property now or formerly belonging to K. B. and Dorothy Dailey; thence along the line of said property, S. 46-06 W. 310.5 feet to an iron pin, the point of beginning.

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.