

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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APR 1 3 04 PM '81
R.M.C.
TANKERSLEY

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

WHEREAS, JAMES E. PICKELSIMER, JR. AND HELEN W. PICKELSIMER

(hereinafter referred to as Mortgagor) is well and truly indebted unto GEORGE W. MURRAY AND VIRGINIA G. MURRAY

(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

--- Thirty-Seven Thousand and No/100ths --- Dollars (\$ 37,000.00) due and payable in 300 equal monthly installments of \$349.35 a month, the first such payment to be due on the last day of April, 1981, with a like payment on the last day of each and every month thereafter until paid in full. Payments are to be applied first to interest and then to the reduction of principal; to bear interest at the rate of ten and one-half percent (10 1/2%) per annum, to be computed and paid monthly. Mortgagors shall have the right to pre-pay the mortgage debt in full at any time without penalty.

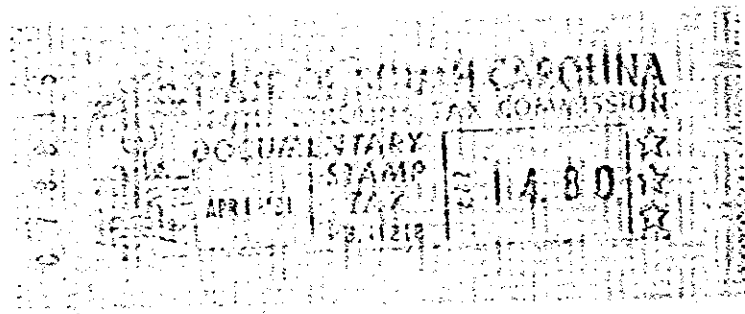
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, the Mortgagee's heirs, 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, near the City of Greenville, in Gantt Township, on the North side of Brookview Drive, and being known and described as Lot 57 and one-half of Lot 58 of Fresh Meadow Farms, and having, according to plat of same recorded in the Office of the R.M.C. in Greenville County, South Carolina, in Plat Book M, at Page 127, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the North side of Brookview Drive, at the joint front corner of Lots 56 and 57, and running thence with the line of Lot 56, N. 8-37 E. 250 feet to an iron pin; thence S. 81-23 E. 130.5 feet; thence S. 8-37 W. 250 feet to a point on the North side of Brookview Drive; thence N. 81-23 W. 130.5 feet to the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of George W. Murray and Virginia G. Murray dated March 21, 1981, to be recorded herewith.



THIS IS A PURCHASE MONEY MORTGAGE

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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 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 is 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.

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