

title not exam by BTH
STATE OF SOUTH CAROLINA
COUNTY OF Greenville

Ben Sloan, Rt. 2, Greer, S. C. 29651

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

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WHEREAS, **Benjamin D. Sloan**

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

(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

as set forth in promissory note of even date, with entire balance, if not sooner paid, due and payable fifteen years from date,

with interest thereon from date at the rate of -10- per centum per annum, to be paid: as set forth in note,

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:

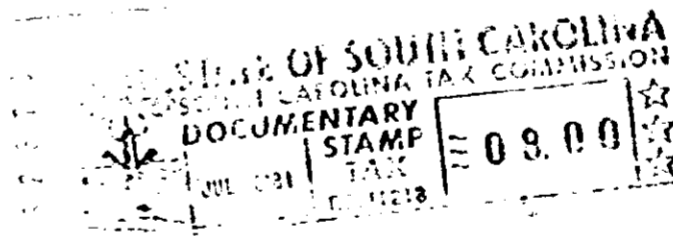
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, County of Greenville, on the northeast side of Jordan Road, being shown and designated as TRACT NO. 1 on a plat of property made for W. P. Sloan by H. S. Brockman, Surveyor, dated Nov. 6, 1964, and having the following metes and bounds, to-wit:

BEGINNING on a nail and cap in the center of said Road, joint corners of Tracts 1 and 2 and runs thence with the common line of said two tracts, N. 51-55 E. 194 feet to an iron pin on the line of Tract No. 1 and joint corner of Tract No. 3; thence with common line of said Tracts, N. 38-03 W. 225 feet to iron pin; thence S. 51-55 W. 194 feet to nail and cap in center of said road; thence with said road, S. 38-03 E. 225 feet to point of beginning.

This is that same property conveyed to Mortgagor by deed of Mortgagee to be recorded this date.

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.

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