

Mortgagee's address: 109 McDaniel Green, Greenville, S.C.

BOOK 1573 PAGE 135

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

PH '82

PURCHASE MONEY

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Howard G. Rambo, III and Sandra Rivers Rambo (hereinafter referred to as Mortgagor) is well and truly indebted unto Josephine S. Hinson (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 One Hundred Twenty-Five Thousand Dollars (\$125,000.00), due and payable with interest in accordance with the terms and said promissory note, the maturity date of which, unless sooner paid, is July 1, 1987.

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 tract of land situate, lying and being on the eastern side of Garden Terrace in the County of Greenville, State of South Carolina; bounded now or formerly as follows: north by lands of J. Larue Hinson estate, east by lands of B. B. Farry, south by lands of J. M. Johnson, J. P. McCarter, N. M. Bussey and Hinson, and west by Garden Terrace; said tract of land containing 11.09 acres and being more particularly described according to plat of survey prepared by Freeland & Associates on the 10th day of June, 1982, entitled "Estate of J. Larue Hinson", recorded in the RMC Office for Greenville County in Plat Book 2-2, Page 96, which plat is by reference incorporated herein as part of this description.

The property herein mortgaged is the same acquired by the Mortgagor herein by Deed of the Mortgagee dated June 12, 1982 and recorded herewith in the RMC Office for Greenville County.

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 and said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that they are lawfully seized of the premises hereinabove described in fee simple absolute, that they have good right and are 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.

CC10 -----3 JN1882

046

4.0000

RECORDED  
INDEXED  
MAY 19 1982  
SOUTH CAROLINA  
REGISTERED  
DEEDS  
OFFICE

4328 RV-2