

Mortgagees address:

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

10 12 9 59 AM '74
CONNIE S. TAYLOR
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN.

2 51 August 1974
Greenville, S.C., 29615
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WHEREAS, CAROLINA TOOL & EQUIPMENT CO., INC.

hereinafter referred to as Mortgagor, is well and truly indebted unto JASON HOMES CORPORATION

hereinafter referred to as Mortgagee) as evidenced by the Mortgagee's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

Twelve Thousand, Five hundred and no/100ths Dollars \$ 12,500.00 due and payable in semi-annual installments with the first such installment being due six months from date and subsequent installments being due every six months thereafter until principal and interest have been paid in full. The first such installment shall be in the amount of \$2,500.00 plus accrued interest, and all subsequent installments shall be \$2,000.00 plus accrued interest thereon from date at the rate of 8 1/2 % per annum to be paid as aforesaid.

WHEREAS the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagee'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 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 Mortgagee in hand well and truly paid by the Mortgagor 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, in Bates Township, containing 7.79 acres, more or less, and consisting of the remaining portion of that 12.53 acre tract as shown on a plat of property of Martha Jane Lynn Estate, recorded in Plat Book QQQ at page 27, after deducting from such tract two adjoining tracts of 1.19 acres and 3.55 acres, both of which are more particularly shown and described on a survey for Julian Ray Page and Julia Ann Pate, prepared by Carolina Surveying Company, dated June 16, 1975 and recorded in the RMC Office for Greenville County in Plat Book 5W at page 21. The subject tract fronts on the southerly side of Tegerville Road a total distance of 89 feet.

THIS is the identical property conveyed to the mortgagor by deed of Jason Homes Corporation to be recorded of even date herewith.



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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 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, who may ever lawfully claim to some or any part thereof.

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