

M. M. Mattox, 200 Brookshire Road, Greer, S.C. 29651

STATE OF SOUTH CAROLINA

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VOL 1468 PAGE 0

COUNTY OF GREENVILLE GREENVILLE CO. S.C. MORTGAGE OF REAL ESTATE

MAY 28 8 41 AM 1979 WHOM THESE PRESENTS MAY CONCERN:

DONNIE S. TANKERSLEY

WHEREAS, I, John E. Guinn, S.C.

(hereinafter referred to as Mortgagor) is well and truly indebted unto C. S. Mattox and M. M. Mattox

(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--Thirteen Thousand and NO/100--

Dollars (\$13,000.00) due and payable

in monthly installments of \$171.80 each, first payment due and payable thirty days after date hereof and continue on the same date of each and every month thereafter until paid in full; entire balance of principal and interest due on or before ten (10) years from date; payment applied first to interest and then to principal; pre-payment made be made without penalties, with interest thereon from date at the rate of ten (10%) per centum per annum, to be paid: in said monthly installments

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:

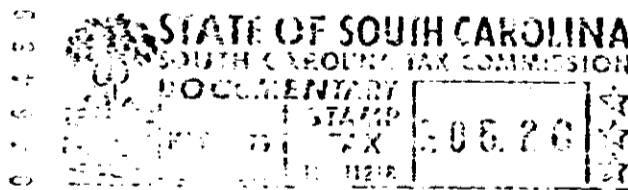
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Chick Springs Township, lying on the southern side of Buncombe Road and the eastern side of Old S. C. Highway 14, and shown and designated as LOTS NUMBERS 1, 2, 3, 4, 5, 6 and 7 on survey and plat of property entitled "Property of J. M. Mattox Estate" prepared by H. S. Brockman, R. S., dated November 6, 1952, and amended February 25, 1956, and recorded in the R.M.C. Office for Greenville County in Plat Book JJ at page 127, reference to said plat hereby pleaded for a more complete description as to courses and distances, and metes and bounds.

This conveyance is subject to all restrictions, easements, rights-of-way, roadways, and zoning ordinances of record, on the recorded plats or on the premises.

This is that same property conveyed to mortgagor by deed of C. S. Mattox & M. M. Mattox and Ruth Stepp Mattox 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 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.

2. 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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