

FILED
GREENVILLE CO. S. C.

BOOK 1550 PAGE 657

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE } 15 AM '81
DONNIE BANKERSLEY
R.M.C.

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

WHEREAS, NEWHOUSE ENTERPRISES, INC.

(hereinafter referred to as Mortgagor) is well and truly indebted unto EDGAR SMITH COUCH and ETHEL VINSON
COUCH

(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 SEVENTEEN THOUSAND, FIVE HUNDRED and No/100----

----- Dollars (\$ 17,500.00) due and payable

according to the terms of the note of even date herewith for which this mortgage stands as security.

with interest thereon from date hereof at the rate of 10% per centum per annum, to be paid: annually

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, located to the north of Thompson Road, to the east of Anderson Ridge Road, and to the south of Bennett Bridge Road, and being shown and designated as 13.01 acres on survey prepared by Freeland & Associates, dated July 7, 1981, entitled "Survey for William Newhouse, et al.", recorded in the RMC Office for Greenville County in Plat Book 80 at Page 74, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin approximately 800 feet (running at an angle) from the center line of Anderson Ridge Road, said iron pin being located in the center of a gully, and running thence N. 45-41 W. 568.26 feet to an iron pin; thence N. 45-43 E. 1213.74 feet to an iron pin; thence S. 58-32 E. 285.29 feet to an iron pin in the creek crossing a reference iron pin at 10 feet from said creek; thence with the meanderings of said creek at the line following courses and distances, S. 61-02 W. 67.45 feet, S. 28-35 W. 182.82 feet, S. 21-39 W. 259.48 feet, S. 24-27 W. 287.70 feet, S. 29-31 W. 74.01 feet, S. 29-36 W. 143.04 feet to an iron pin; thence leaving said creek and following the center line of a gully, the following courses and distances: S. 72-18 W. 82.33 feet, S. 40-35 W. 244.17 feet to an iron pin, being the point of beginning.

This is the same property conveyed to the mortgagor herein by the mortgagee herein by deed dated July 13, 1981, and recorded simultaneously herewith.

THIS IS A PURCHASE MONEY MORTGAGE.

Mortgagee's address: Route # 5, Bennetts Bridge Road, Greer, S. C., 29651



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 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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