

1843



MORTGAGE

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WHEREAS I (we) Randall Roxter and Dorothy Roxter (hereinafter also styled the mortgagor) in and by my (our) certain, Note bearing even date herewith, stand firmly held and bound to A & A Discount Center, Inc. (hereinafter also styled the mortgagee) in the sum of

\$3720.96 payable in 72 equal installments of \$51.68 each, commencing on the

20th day of July 1973 and falling due on the same of each subsequent month, as in and by the said Note and conditions hereof, reference thereto had will more fully appear.

NOW, KNOW ALL MEN, that the mortgagor(s) in consideration of the said debt, and for the better securing the payment thereof, according to the conditions of the said Note; which with all its provisions is hereby made a part hereof; and also in consideration of Three Dollars to the said mortgagor in hand well and truly paid, by the said mortgagee, at and before the sealing and delivery of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said mortgagee, its (his) heirs, successors and assigns forever, the following described real estate:

All that lot of land in the State of South Carolina, County of Greenville, in the City of Greer, being known and designated as Lot No. 11 on a plat of the Mrs. E. A. Wood Estate, prepared by H. S. Brockman, Surveyor, and recorded in Plat Book "FF", at page 196, and having, according to a more recent survey by the said H. S. Brockman, Surveyor, dated May, 1969, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northerly edge of James Street, joint front corner of Lots Nos. 11 and 12 and running thence with the northerly edge of James Street N. 80-27 E. 70 feet to an iron pin at the corner of the intersection of James Street and Augusta Street; thence along the westerly edge of Augusta Street N. 12-12 W. 170 feet to an iron pin on said Street; thence S. 77-40 W. 70 feet to an iron pin at the joint rear corner of Lots Nos. 11 and 12; thence along the line of Lot No. 12 S. 12-14 E. 166.6 feet to the point of beginning.

successors or assigns, including a reasonable counsel fee (of not less than ten per cent of the amount involved) shall thereupon become due and payable as a part of the debt secured hereby, and may be recovered and collected hereunder.

PROVIDED, ALWAYS, and it is the true intent and meaning of the parties to these Presents, that when the said mortgagor, his (their) heirs, executors or administrators shall pay, or cause to be paid unto the said mortgagee, its (his) heirs, successors or assigns, the said debt, with the interest thereon, if any shall be due, and also all sums of money paid by the said mortgagor, his (their) heirs, successors, or assigns according to the conditions and agreements of the said note, and of this mortgage, then this Bargain and Sale shall cease, determine and be void, otherwise it shall remain in full force and virtue.

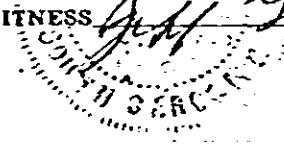
AND IT IS LASTLY AGREED, by and between the said parties, that the said mortgagor may hold and enjoy the said premises until default of payment shall be made.

WITNESS my (our) Hand and Seal, this 25th day of March

Signed, sealed and delivered in the presence of [Signatures]

WITNESS [Signatures] 5452 witness M.A. Moore 265

FILED AUG 16 1973 DONNIE S. TANKERSLEY



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