

MORTGAGE OF REAL ESTATE - GREENVILLE, S.C. Mailing Address: 105 Sugar Crak Rd. Greer, S.C. 29651
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3004 1532 PAGE 807

STATE OF SOUTH CAROLINA DOUGLAS TANKERSLEY
COUNTY OF GREENVILLE R.M.C. MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:
PURCHASE MONEY MORTGAGE
BOOK 76 PAGE 1578

WHEREAS, H. F. WARREN and LENOIR D. WARREN
500 - Sugar Creek Villages
Greer 29651
(hereinafter referred to as Mortgagor) is well and truly indebted unto
COTHRAN & DARBY BUILDERS, INC.

(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
Twenty Thousand and No/100 ----- Dollars (\$ 20,000.00) due and payable

as set forth in note of even date herewith

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 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 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, being known and designated as Unit #B, Building #5 (Five), of Sugar Creek Villages Horizontal Property Regime, as more fully described in Declaration (Master Deed) dated September 15, 1980, in Deed Book 1133, at pages 365 through 436, inclusive, and survey and plot plan recorded in the RMC Office for Greenville County in Plat Book 7X, Page 40.

This is the same property conveyed to the Mortgagors herein by deed of Mortgagee herein of even date herewith to be recorded.

Handwritten: Paid in full of Certificate No. 10001
February 1982
Witnesses: Dea E. Masters, Donald W. Douglas
Signatures: [Handwritten signatures of H.F. Warren, Lenoir D. Warren, and Douglas Tankersley]
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CO. S.C.
2 52 PM 1982
DOUGLAS TANKERSLEY
R.M.C.
10001
REC-12-82
REGISTRATION
PAID 39

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 hereinafter 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, its heirs, successors and assigns, against the claims of any person whatsoever lawfully claiming the same or any part thereof.