

(#78-3461)
MORTGAGE OF REAL ESTATE -

Mailing Address:

73 N. Maple Street
Hadley, Mass. 01035

FILED
GREENVILLE, S.C.

STATE OF SOUTH CAROLINA } 11 9 AM '84
COUNTY OF GREENVILLE }
BERNIE S. WALKERSLEY
R.M.C.

PURCHASE MONEY MORTGAGE VOL 1588 PAGE 460

TO ALL WHOM THESE PRESENTS MAY CONCERN:

LEWIS P. STRATTON

(hereinafter referred to as Mortgagor) SEND (S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto CHARLES B. STRATTON (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

Thirty Five Thousand and No/100 ----- DOLLARS (\$ 35,000.00)
~~with interest thereon from date to date at the rate of xxxxxx per annum, and principal and interest to be paid as follows:~~

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 or readvanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

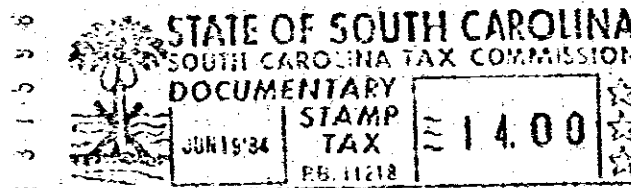
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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 heirs, successors and assigns the following described piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon:

ALL OF MY RIGHT, TITLE AND INTEREST, THE SAME BEING AN UNDIVIDED ONE-HALF INTEREST IN AND TO

ALL that certain piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Greenville, near Engel Drive, as shown on a plat entitled "Property of Henry R. McCauley, Jr.", prepared by Freeland & Associates, dated May 24, 1973, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point in the center of the right-of-way of G & K Railroad (also referred to as the G & N Railroad), which point lies approximately 811.4 feet south of the intersection of said railroad with Duncan Chapel Road; running thence N. 76-31 W. 421.7 feet to an iron pin; thence S. 4-28 W. 699.3 feet to an iron pin; thence S. 9-47 W. 631.3 feet to an iron pin; thence S. 74-30 E. 321.3 feet to a nail and bottle cap located on the center line of the aforesaid railroad right-of-way; thence with said center line of said right-of-way as the boundary N. 20-00 E. 334.9 feet to iron pin placed on said center line; thence N. 81-49 E. 127.3 feet to an iron pin on the western side of the right-of-way of Engel Drive; thence along said right-of-way N. 8-11 W. 227.6 feet to an iron pin at the intersection of said road right-of-way and said railroad right-of-way; thence running through said railroad right-of-way N. 8-11 W. 89.5 feet to an iron pin in the center of said railroad right-of-way; thence along the center line of said railroad right-of-way, said center line being the boundary, N. 5-52 E. 663.9 feet to an iron pin, the point of beginning.

This is the same property conveyed to the Mortgagor, Lewis P. Stratton, and Charles C. Cort by deed of the Mortgagee herein of even date herewith to be recorded.



Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

SCTO -- 1 JUN 19 84 1560

4.0001