

1816

BOOK 51 PAGE 188

Mortgagee's mailing address: 301 College Street, Greenville, S. C.

BOOK 1401 PAGE 802

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

SEP 21 10 04 AM '77
DONNIE S. TANKERSLEY
R.M.C.

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

WHEREAS, James C. Bates, Jr. and Phyllis G. Bates

(hereinafter referred to as Mortgagee) is well and truly indebted unto College Properties, Inc. and Peace Realty Company, Inc., trading as Hartwell Villas Associates, a Joint Venture

(hereinafter referred to as Mortgagor) 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

Four Thousand, Seven Hundred and No/100-----Dollars (\$4,700.00) due and payable

2:50 PM

Payable in full at such time as obligors home at 206 Burdine Drive is closed out or July 1, 1977 whichever occurs first. There is no interest due on this debt. If the sale does not occur obligors are to convey property at 206 Burdine Drive to the obligee pursuant to their contract.

1975 in the RMC Office for Greenville County in Deed Book 1025 at Page 210.

DOCUMENTARY
STAMP
TAX
\$ 01.88
22-11212

FILED
GREENVILLE CO. S. C.

SEP 8 11 41 AM '77
DONNIE S. TANKERSLEY
R.M.C.

PAYED AND SATISFIED

Handwritten signatures and initials

HARTWELL VILLA ASSOCIATES, a Joint Venture

College Properties, Inc. and Peace Realty Co., Inc.
7761

SEP 8 77

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 Mortgagee 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 Mortgagee further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagee and all persons whatsoever lawfully claiming the same or any part thereof.

4328 (IV-2)