

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE
FEB 3 3 10 PM '71
OLLIE FARNSWORTH
R.M.C.

PURCHASE MONEY MORTGAGE

MORTGAGE OF REAL ESTATE BOOK 1180 PAGE 21

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, **LINDA E. BECK**

(hereinafter referred to as Mortgagor) is well and truly indebted unto **J. W. WHITT**

(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 **TEN THOUSAND AND NO/100**

----- Dollars (\$ 10,000.00) due and payable
at the rate of One Hundred Sixteen and 11/100 (\$116.11) Dollars per month, on the first day of each month beginning March 1, 1971 and continuing until principal and interest have been paid in full. Said payments shall be applied first to interest, balance to principal.

with interest thereon from date at the rate of **SEVEN** per centum per annum, to be paid: **monthly on unpaid balance**

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**, in the Town of Mauldin, being shown as an unnumbered lot on a plat of property of J. W. Whitt, prepared by C. O. Riddle, Surveyor, dated August 1968 and also being known as house no. 102 Wilson Street and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the northwesterly edge of Wilson Street, joint front corner with Lot No. 3A as shown on said plat, and running thence with the line of Lot No. 3A, N. 24-17 W. 75 feet to an iron pin; thence N. 76-12 E. 94.54 feet to an iron pin; thence S. 24-17 E. 61.5 feet to an iron pin on the northeasterly side of Wilson Street; thence with the edge of said Wilson Street, S. 68 E. 93 feet to the point of beginning.

This is the identical property conveyed to the mortgagor by deed of the mortgagee to be recorded herewith and this mortgage is executed to secure a portion of the purchase price of the subject property.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 such 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.