

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

FILED  
GREENVILLE CO. S. C. PURCHASE MONEY  
MORTGAGE OF REAL ESTATE

BOOK 1228 PAGE 161

APR 5 10 12 AM '72

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH  
R.M.C.

WHEREAS, TRANSIT HOMES, INC.

(hereinafter referred to as Mortgagor) is well and truly indebted unto J. H. and Myrtle K. Johnson

(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 Thousand

Dollars (\$30,000.00) due and payable

at the rate of \$6,000.00 per year for five years with the first installment due and payable one year from date and like installments due on the same date of each succeeding year until paid in full

with interest thereon from date at the rate of six (6%) per centum per annum, to be paid: semi-annually on the 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, City of Greenville, being on the northeastern side of Laurens Road, being known and designated as Lot No. 3 and the northwestern portion of Lot No. 4 as shown on a plat prepared by W. J. Riddle dated June 30, 1937 entitled "Property of Alvin T. and Lottie B. Waldrep", recorded in the R.M.C. Office of Greenville County, Plat Book K, Page 77 and having, according to said plat, when described in the aggregate, the following metes and bounds, to wit:

Beginning at an iron pin on the northeastern side of Laurens Road at the joint front corner of Lots Nos. 2 and 3, which point is 444.1' in a southeasterly direction from the intersection of Laurens Road and Airport Road, and running thence with the northeastern side of Laurens Road S. 55-49E. 80' to an iron pin at the point at the joint front corner of Lots Nos. 3 and 4; thence along a new line through Lot No. 4 N. 33-46E. 198.4' to an iron pin at the joint rear corner of Lots Nos. 4, 5, 8, & 9; thence with the rear line of Lots Nos. 9 and 10 N. 78-12W. 148' to an iron pin to the joint rear corner of Lots Nos. 2, 3, 10 & 11; thence with a line of Lot No. 2 S. 12W. 168.1' to the point of beginning.

This is the identical property conveyed to the Mortgagor herein by deed from mortgagees herein bearing the same date and this purchase money mortgage is given to secure the unpaid portion of the purchase price.

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.