

S. C.  
PH '82  
S. C.  
STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

PURCHASE MONEY MORTGAGE  
MORTGAGE OF REAL ESTATE

BOOK 1574 PAGE 528

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, LOUIE D. and OPHELIA E. WALLACE

(hereinafter referred to as Mortgagor) is well and truly indebted unto R. EARL WHITE  
P. O. Box 644, Fountain Inn, S. C. 29644

(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-seven Thousand Five Hundred and No/100  
----- Dollars (\$ 27,500.00) due and payable

as set forth by Note of Mortgagors of even date

with interest thereon from date at the rate of twelve per centum per annum, to be paid

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, Fairview Township, Town of Fountain Inn on the West side of Weston Street, with the following metes and bounds, according to a plat and survey made by C. O. Riddle, Surveyor, dated April 6, 1953, to-wit:

BEGINNING at an iron pin on the West side of Weston Street, said pin measuring a distance of 100 feet S. 38-00 E. from Jones Street, and being joint front corner with H. N. Gault on said Street, running thence along said street S. 38-00 E. 62.4 feet to an iron pin, joint front corner with other lands now or formerly of Cannon; thence with line of other land now or formerly of Cannon S. 52-00 W. 134.7 feet to an iron pin on line of lot of C. A. Parsons; thence N. 38-00 W. 41.4 feet to an iron pin; thence N. 42-23 E. 40.6 feet, running across the dead end of a 20 foot alley of the Town of Fountain Inn to an iron pin; thence with the edge of said alley N. 38-00 W. 13.6 feet to an iron pin; thence N. 51-35 E. 94.6 feet to an iron pin on Weston Street, the beginning corner.

This being the same property conveyed to the Mortgagors herein by deed of R. Earl White and Luther E. White of even date to be recorded herewith.

The purpose of this mortgage is to finance the major portion of the purchase price.

This mortgage is not second but equal to note and mortgage executed of even date by same mortgagors to Luther E. White and to be recorded simultaneously with each note and mortgage having equal priority.

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.

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