

Mail to Mortgagee: P. O. Box 677
Greer, S. C. 29652

1001-1834

STATE OF SOUTH CAROLINA, FILED
COUNTY OF GREENVILLE, GREENVILLE, S.C. PURCHASE MONEY
MORTGAGE OF REAL ESTATE

Attorneys-at-Law
P.O. Box 126
Greer, S.C. 29651

APR 7 12 48 PM '83 ALL WHOM THESE PRESENTS MAY CONCERN:

DONNIC S. CAMPBELL
R.M.C.

WHEREAS, WALLACE A. RIDDLE and SAMMY L. RIDDLE

(hereinafter referred to as Mortgagee) is well and truly indebted unto ELMER S. WILSON

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagee's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of FIVE THOUSAND, FOUR HUNDRED, TWENTY NINE AND 62/100

Dollars (\$ 5,429.62) due and payable

in 35 monthly installments of \$175.00 each beginning May 1, 1983 and a final installment of the full balance due hereunder on April 1, 1986

with interest thereon from date at the rate of 12.0 per centum per annum, to be paid: monthly as aforesaid

WHEREAS, the Mortgagee may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagee's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagee, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagee 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 Mortgagee 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 Chick Springs Township, on the East side of South Trade Street in the City of Greer, near the Southern Railway Depot, being known and designated as Lot No. 1 as shown on plat of Public Square Subdivision prepared by W. D. Neves, Engineer, dated January 15, 1915, which plat is recorded in the RMC Office for Greenville County in Plat Book E at Page 10 and having such metes and bounds as appear by reference to said plat.

THIS is the identical property conveyed to the Mortgagee by deed of the Mortgagee recorded on March 25, 1983, and this mortgage is given to secure a portion of the purchase price of the within described property.

THIS mortgage is second and junior in lien to that certain mortgage held by Woodruff Federal in the original amount of \$16,000.00, recorded on March 25, 1983.

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DOCUMENTARY
STAMP
\$ 02 20

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 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 whomsoever lawfully claiming the same or any part thereof.

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