

PURCHASE MONEY MORTGAGE

BOOK 1633 PAGE 549

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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

TO ALL WHOM THESE PRESENTS MAY CONCERN:

NOV 1 11 33 AM '83

WHEREAS, JAMES E. CASHION, DONNIE S. LAWRENCE, R.M.B. WYLSLEY

(hereinafter referred to as Mortgagor) is well and truly indebted unto GOLDEN STRIP ASSOCIATES, an S.C. general partnership

(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 ONE HUNDRED THOUSAND and 00/100 (\$100,000.00)----- Dollars (\$100,000.00-) due and payable

as per note executed this date or any future modifications, extensions or renewals thereof.

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

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, situate, lying and being in the Town of Fountain Inn, Greenville County, South Carolina, containing 1.7 acres more or less, and being shown as a portion of that property on a plat for C. D. Case, prepared by C. O. Riddle, R.L.S., and dated September, 1954, and having according to said plat the following metes and bounds, to wit:

Beginning at a point in the Northwestern edge of Case Street, joint corner of property now or formerly of Edwards and running thence in a Southwesterly direction along the Northwestern edge of Case Street as shown on said plat approximately 410 feet to an iron pin in the edge of Case Street, thence turning and running N. 38-49 W., 150 feet to an iron pin; thence turning and running N. 2-41 E., 85.6 feet to a concrete marker; thence turning and running N. 52-15 E., 344.8 feet to an iron pin; thence turning and running S. 40-00 E., 94.3 feet to an iron pin; thence S. 40-44 E., approximately 62 feet to a point in the Northwestern edge of Case Street, the point of beginning.

This being the same property this date conveyed to Mortgagor by Golden Strip Associates, to be recorded herewith.

This mortgage is to secure the purchase price for the within property as evidenced by a Purchase Money Promissory Note executed this date.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
RECORDS & CLERK
STAMP
TAX \$ 40.00

400 8

1801

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.

0549

1328-11-2