

PURCHASE MONEY MORTGAGE

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

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TO ALL WHOM THESE PRESENTS MAY CONCERN:

R.M.C. SLEY

WHEREAS, EARLINE T. FRADY and TAMMY F. SAXON

(hereinafter referred to as Mortgages) is well and truly indebted unto JEAN G. HOWARD

(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 TWENTY-THREE THOUSAND AND NO/100-----

-----Dollars (\$ 23,000.00) 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 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, situate, lying and being in the County of Greenville, South Carolina containing 4.07 acres as shown on a plat of property for Jean G. Howard, dated november 11, 1983, prepared by J. L. Montgomery, RLS, and recorded in the RMC Office for Greenville County in Plat Book 16 at Page 74 and having, according to said plat the following metes and bounds, to-wit:

BEGINNING at a spike in the center of Old Georgia Road, at the intersection with Carr Road and running thence N. 82-03 W., 271.9 feet to a nail and cap, joint front corner with property now or formerly of Jean G. Howard; thence turning and running N. 23-03 E., 603.71 feet to an iron pin; thence turning and running S. 86-15 E., 332.34 feet to an axle; thence turning and running S. 27-36 W., 644.76 feet to the point of beginning.

This being the same property conveyed to the Earline T. Frady by deed of Jean G. Howard, of even date, to be recorded herewith.

ALSO

ALL that certain piece, parcel or lot of land, situate, lying and being in the County of Greenville, South Carolina, containing 3.92 acres as shown on a plat of property for Jean G. Howard, dated November 11, 1983, prepared by J. L. Montgomery, RLS, recorded in the RMC Office for Greenville County in Plat Book 16 at Page 75 and having, according to said plat the following metes and bounds, to-wit:

BEGINNING at a nail and cap in the center of Georgia Road, joint front corner with property now or formerly of Jean G. Howard, and running thence N. 82-03 W., 271.9 feet to an iron pin, joint front corner with property now or formerly of Jean G. Howard; thence turning and running N. 17-53 E., 567.0 feet to an iron pin; thence turning and running S. 86-15 E., 332.34 feet to an iron pin; thence turning and running S. 23-03 W., 603.71 feet to a nail and cap at the point of beginning.

This being the same property conveyed to Tammy F. Saxon by deed of Jean G. Howard, of even date, 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.

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 whatsoever lawfully claiming the same or any part thereof.

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