

WHEREAS, we, John W. Peden and Johnny Quinn

(hereinafter referred to as Mortgagor) is well and truly indebted unto Lula Myers Granger also known as Lula C. Granger

(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 thousand and no/100

----- Dollars (\$ 20,000.00) due and payable at the rate of five thousand dollars (\$5,000.00) per year until paid in full, the first payment to be due January 15, 1971, and the remaining payments to be due on the 15th day of each and every January thereafter until paid in full, with the right to anticipate payment in full at any time,

with interest thereon from date at the rate of six per centum per annum, to be paid: semi-annually.

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, ~~HEREINAFTER~~ her heirs and assigns forever:

"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, and in Gantt Township, and on the White Horse Road, containing six acres, more or less, and being shown on Greenville County Block Book as Lot No. 16, in Block 1, on Sheet WQ6.1, being a portion of that property conveyed to the mortgagee by E. Inman, Master, by deed recorded in the R. M. G. Office for Greenville County in Deed Book 159 at page 343, and a portion of that property conveyed to J. H. Granger by Ellen Myers by deed recorded in said office in Deed Book 115, at page 446, which property was devised to Lula Myers Granger by will of J. H. Granger on file in the Probate Court for Greenville County and said property being described as follows:

BEGINNING at an iron pin on the White Horse Road, joint corner with Juanita Kay Lozano, and running thence with her line, N. 34-30 E. 450 feet, more or less, to iron pin on line of property of J. D. Lindsey et al; thence with line of J. D. Lindsey et al, S. 84-30 E. 212.8 feet, more or less, to an iron pin; thence with line of property now or formerly of Nelle B. Ashmore, S. 8-26 W. 514.3 feet to iron pin; thence continuing with line now or formerly of Nelle B. Ashmore, S. 13-30 W. 175 feet, more or less, to point on White Horse Road; thence with said White Horse Road, 490 feet, more or less, to the beginning corner.

It is agreed by the mortgagors that the mortgagee shall have the exclusive right to live in the house on the above described property until this mortgage is paid off. She shall also have the exclusive right to use a lot of land out of the above described tract until this mortgage is paid off. This lot shall front 100 feet on White Horse Road and go back from said road (starting at the sidewalk) for a distance of 200 feet in parallel line 100 feet apart. These side lines shall be parallel to the sides of said house and the house will be centered between them. The driveway on the east side of said property shall remain open for the use of the mortgagee until this mortgage is paid off. If the mortgagors should anticipate payment of the note and mortgage the mortgagee herein shall have ninety days thereafter to vacate the said premises.

This is a purchase money mortgage and the above described property is the same conveyed this date by the mortgagee to the mortgagors, by deed to be recorded herewith.

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.