

STATE OF SOUTH CAROLINA
 COUNTY OF GREENVILLE

FILED
 GREENVILLE CO. S. C.
 JUL 17 3 40 PM '70
 OLLIE FARNSWORTH
 R. H. C.

PURCHASE MONEY MORTGAGE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, WE, Frank Jones and Joe Nabors

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southgate Investors, Inc.

(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 Two Thousand, Four Hundred and 00/100 - - - - - Dollars (\$ 2,400.00) due and payable.

in monthly installments of Forty and 00/100 (\$40.00) Dollars, beginning thirty (30) days from date and continuing on the like day of each month thereafter until paid in full, with said payment first to interest and balance to principal with interest thereon from date at the rate of eight per centum per annum, to be paid: monthly

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, Bates Township, on the East Bank of South Saluda River, opposite Phillips Lake and described as follows:

BEGINNING at an iron pin on the Northwest side of a newly cut road known as Sherwood Drive, and running thence N. 9-0 W., 152 ft. to center of South Saluda River; thence following the meanderings of said river in a North-easterly direction approximately 90 ft. to a point in the center of said river; thence S. 4-30 W., 129 ft. to a point on the Northwestern edge of said road; thence with said road, S. 81-30 W., 60 ft. to the beginning corner.

This is the same property conveyed to the mortgagor by deed of Southgate Investors, Inc., to be recorded of even date herewith.

Together with all and singular rights, members, herditaments, 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 if 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.