

GREENVILLE CO. S. C.

BOOK 1175 PAGE 407

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Dec 14 3 09 PM '70
OLLIE FARNSWORTH
R. M. C.

PURCHASE MONEY MORTGAGE
MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, **Milner C. Moseley and Eliza F. Moseley**

(hereinafter referred to as Mortgagor) is well and truly indebted unto **E. G. Whitwire, Jr.**

(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 **Five Thousand Three Hundred and No/100** -----
----- Dollars (\$5,300.00) due and payable

in monthly installments of One Hundred Four and 95/100 (\$104.95) Dollars beginning on January 20, 1971 and continuing on the 20th day of each successive month thereafter until principal and interest have been paid in full. Such payment shall be applied first to interest, balance to principal. Mortgagors shall have privileges of anticipation without penalty.
with interest thereon from date of the date of seven per centum per annum, to be paid monthly on the unpaid balance

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**, near the Town of **Simpsonville**, being two adjoining lots of land known and designated as Tracts 23 and 24 on a plat of **Rollingwood** dated February 1963 and recorded in Plat Book YY at page 111 in the RMC Office for Greenville County, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the Northerly edge of Green Hill Drive, Joint front corner of Lots 24 and 25, and running thence with the line of Lot No. 25, N. 17-20 E. 375 feet to an iron pin; thence along the joint line of Lots 22 and 23, W. 27-40 E. 318.3 feet to an iron pin on the Southerly edge of Green Hill Drive; thence with the curve of Green Hill Drive, the following courses and distances: S. 81-30 E. 110.6 feet, S. 64-49 E. 69.3 feet, S. 41 E. 80 feet, S. 15-12 E. 80 feet, S. 0-36 W. 80 feet, S. 23-30 W. 169.2 feet, S. 23-30 W. 82.8 feet, S. 35-17 W. 117.6 feet, S. 57-10 W. 100 feet, N. 77-14 W. 100 feet, N. 82-42 W. 100 feet, N. 72-40 W. 43 feet to the point of beginning.

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 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.