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BOOK 1183 PAGE 595

MORTGAGE OF REAL ESTATE—Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

OLLIE FARNSWORTH
R. M. C.

PURCHASE MONEY MORTGAGE
MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN,

WHEREAS, Dan E. Bruce, F. Richard Thoennes, E. C. Thoennes and Reedy Investors, Inc.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Betty D. McKelvey

(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

Ninety-seven Thousand Five Hundred and No/100 Dollars (\$ 97,500.00) due and payable

in three (3) equal, annual installments of Thirty-two Thousand Five Hundred and No/100 (\$32,500.00) each, to be paid July 1, 1974, July 1, 1975 and July 1, 1976;

with interest thereon from date at the rate of 7% 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, 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, Grove Township, containing 87 acres, more or less, on the Augusta Road, and being designated as Tract 2 on plat of the Estate of Edwin Pepper, dated March, 1926, recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book H at Page 70, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point in the center of the Augusta Road (as shown on the above plat), at the corner of property now or formerly of Grace D. Pepper, and running thence with the line of said property and crossing a branch, N. 83-00 W. 2640 feet, more or less, to a stone; thence crossing a branch, N. 47-00 W. 447 feet to a stone; thence N. 12-00 E. 1445 feet to a stone at corner of property now or formerly of Ella Holtzclaw; thence along the line of said Holtzclaw property, S. 66-00 E. 3155 feet to a point in the center of the said Augusta Road; thence along the center of the said road, S. 17-00 W. 806.5 feet to point of beginning.

Less, however, a triangular strip conveyed out of the above tract to Walton G. Maddox and Willie H. Maddox by deed dated August 13, 1970, recorded in the R. M. C. Office for Greenville County, S. C. in Deed Book 896, at Page 295.

Mortgagor may obtain release by Mortgagee of the property described above by payment of the sum of \$1,750.00 per acre at the times and in the manner provided in the Agreement for Purchase and Sale of Real Estate executed by and between Betty D. McKelvey and Dan E. Bruce, et al, dated December 23, 1970; subject, however, to the limitation and restriction that the residence located on the above property and 1/2 acre on which it is situate may be released upon payment of the sum of \$16,500.00.

This is the same property conveyed by the Mortgagee to the Mortgagors by deed of even date herewith.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of 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.