

PURCHASE MONEY MORTGAGE

COMMERCIAL PROPERTY
TRUTH-IN-LENDING NOT APPLICABLE

MORTGAGE OF REAL ESTATE—Office of Greenville County, S. C. **FILED**
GREENVILLE, S. C. **SEP 1 10 57 AM '71** **BOOK 1205 PAGE 103**
Gold & Thomason, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OLLIE FARNSWORTH
R. M. C. MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:
Michel A. Vandekerkhove and Marc A. Raeckelboom
(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto Janie B. Seawright
(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

Sixteen Thousand and no/100-----DOLLARS (\$ 16,000.00),
with interest thereon from date at the rate of 8 per centum per annum, said principal and interest to be repaid: \$152.91 per month beginning October 1, 1971, and a like payment of \$152.91 on the first day of each succeeding month thereafter until paid in full.

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, Greenville Township, situate on East North Street in the City of Greenville and being more particularly described as follows:

BEGINNING at a point on the southern side of said Street at the east corner of the intersection of said street with an 8 foot alley which point is 62 feet east of the intersection of Pettigru Street and East North Street and runs thence along the east side of said alley S. 9-13 E. 115.5 feet to an iron pin; thence S. 73-40 E. 65 feet to an iron pin or near Richland Creek; thence N. 37-40 W. 43.5 feet to an iron pin; thence N. 21-15 W. 116 feet; thence N. 35-45 W. 9 feet to East North Street; thence along said Street S. 70-04 W. 60 feet to the beginning corner. Less however, such portion of the within described property as may have been conveyed by C. E. Seawright by virtue of a boundary line agreement recorded in Deed Book 322 at Page 102 in the O. R. C. Office for Greenville County.

This is the same property conveyed to the mortgagors by deed of Janie B. Seawright to be recorded herewith.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.