

REGISTRATION NO 22

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

FILED

PURCHASE MONEY MORTGAGE

1270 181

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

FILED GREENVILLE CO. S.C. 1973 JUN 14 PM 1:10

WHEREAS,

Dillria J. Ferguson

(hereinafter referred to as Mortgagor) is well and truly indebted unto

Lorraine T. Stallings

(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

Eighteen Thousand and no/100 (\$18,000.00) -----Dollars (\$ 18,000.00) due and payable in two hundred forty (240) equal monthly installments of One Hundred Forty-Five and 01/100 (\$145.01) Dollars each, with the first payment being due on July 1, 1973, and the last payment being due on June 1, 1993.

Mortgagor shall have right to sell off a tract or tracts with all sales price to apply to mortgage, no prepayment penalty, with interest thereon from date at the rate of _____ 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 good 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, in Dunklin Township, on the Dunklin Bridge Road, containing 53.55 Acres, more or less, and having such metes and bounds as will appear by reference to Plat of same duly recorded in the R.M.C. Office for Greenville County in Plat Book H, Page 37, reference to which is hereby made and craved for a fuller and more complete description of said tract of land.

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.