

PURCHASE MONEY MORTGAGE

FILED GREENVILLE, CO. S. C. STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN: DONNIE S. T. ... R.M.C. ...

WHEREAS: PAUL W. PEEPLES

THOMAS L. WILSON, JR.,

(hereinafter referred to as Mortgagor) is well and truly indebted unto MCLAIN HALL AND J.H. KEELS, JR. THEIR HEIRS AND ASSIGNS FOREVER:

(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 FIFTY-SIX THOUSAND EIGHT HUNDRED AND NO/100-Dollars \$ 56,800.00 due and payable in four equal annual installments beginning one year after date

with interest thereon from date at the rate of seven per centum per annum, to be paid: 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, in Glassy Mountain Township containing 361 acres, more or less, being described as Tract No. 55 in a deed to Mountain Land Improvement Co., Inc. dated October 31, 1955 recorded in Deed Book 538 at page 531 in the RMC Office for Greenville County. Reference is hereby made to the aforesaid deed for a more particular description of the subject property.

ALSO: All that lot of land in the State of South Carolina, County of Greenville, in Glassy Mountain Township, adjoining the first tract described herein, and containing 70 acres, more or less, and having the following metes and bounds, to-wit:

BEGINNING at an old stone in or near a branch at the southeasterly corner of the first tract herein described; and running thence N. 5-E. 726 feet to a point; thence N. 66-E. 554 feet to a point; thence N. 75-E. 412 feet to a point; thence N. 61-E. 297 ft. to a point; thence N. 25-1/2 E. 186 feet to a point; thence N. 82-30 W. 858 ft. to a point; thence S. 79-W. 1075.8 ft. to an old iron pin; thence N. 36-06 E. 429 ft. to a point in or near the junction of the aforesaid branch and Brushy Fork Branch; thence with the center of the first mentioned branch as the property line in a southerly direction to the point of beginning.

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.