

FILED
GREENVILLE CO. S. C.

PURCHASE MONEY
MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } 42 PH '73

DOONIE S. TARKERSLEY

TO ALL WHOM THESE PRESENTS MAY CONCERN:

---W. DAVID ROE, CLEVE NOEL, JOHN E. MICKLER AND DAVID M. DAVENPORT---

(hereinafter referred to as Mortgagor) SEND (\$) GREETING:
---WALTER S. GRIFFIN, C. PARKER HOLMES, FAUST NICHOLSON, AND FAUST NICHOLSON AS TRUSTEE FOR ANN F. DOUGLAS (NOW HART), JOHN T. DOUGLAS, JR., AND DAVID D. DOUGLAS UNDER TRUST AGREEMENT DATED APRIL 24, 1968

WHEREAS, the Mortgagor is well and truly indebted unto (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 Sixty-Five Thousand Three Hundred Twenty-----DOLLARS (\$ 65,320.00) with interest thereon from date at the rate of 7 per centum per annum, said principal and interest to be repaid as follows:

Payable in two (2) equal annual installments, first payment being due on January 15, 1974, and the last payment due on January 15, 1975.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced 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 heirs, successors and assigns the following described piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon:

All that piece, parcel or lot of land in Fairview Township, Greenville County, State of South Carolina, on the southerly side of Scuffletown Road as shown on plat entitled "Property of Walter S. Griffin, C. Parker Holmes, Thomas B. Huguenin, Faust Nicholson and Faust Nicholson as Trustee for Ann F. Douglas (now Hart), John T. Douglas, Jr., and David D. Douglas under Trust Agreement dated April 24, 1968", prepared by C. O. Riddle, dated April 30, 1971, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin in the center of Scuffletown Road, corner of property now or formerly of Williams, and running thence S. 52-50 W. 450 feet to an iron pin; thence S. 34-10 E. 626.6 feet to an iron pin; thence along the line of property of C. J. Jones Estate S. 22-16 W. 2,947.6 feet to an iron pin in the center of Durbin Creek; thence with Durbin Creek as the line N. 67-30 W. 838.9 feet to a point in the center of Durbin Creek; thence continuing with the center of Durbin Creek as the line N. 44-47 W. 135 feet to a point; thence N. 86-00 W. 70 feet to a point; thence N. 10-35 E. 1,270 feet to an iron pin; thence N. 20-14 E. 461.3 feet to an iron pin; thence N. 26-22 E. 1,489.4 feet to an iron pin; thence N. 85-33 W. 257.7 feet to an iron pin; thence S. 34-52 W. 433 feet to an iron pin; thence N. 4-31 E. 1,452 feet to an iron pin in the center of Scuffletown Road; thence running with the center of Scuffletown Road; thence running with the center line of Scuffletown Road the following courses and distances: S. 63-57 E. 603.9 feet; S. 59-39 E. 273.5 feet; S. 55-56 E. 152.5 feet; S. 51-24 E. 100 feet; S. 47-22 E. 240.1 feet; S. 41-47 E. 150.1 feet; S. 34-04 E. 247.8 feet to an iron pin, the beginning corner.

This is a purchase money mortgage given to secure a note in the amount of \$65,320.00 given in part payment of the purchase price of the property described herein.

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.

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