

JAN 3 12 50 PM '74

BOOK 1289 PAGE 41

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

DONNIE S. TANKERSLEY
R.M.C.

PURCHASE MONEY
MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Dan C. Barbare and Carole D. Barbare

(hereinafter referred to as Mortgagor) is well and truly indebted unto Ruth B. Lawrence

(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

Seventeen Thousand Four Hundred and no/100 - - - - - Dollars (\$ 17,400.00) due and payable

in equal monthly installments of \$145.55 each commencing February 1, 1974, and continuing on the first day of each succeeding month thereafter until paid in full with the final payment due January 1, 1994

with interest thereon from date at the rate of 8 per centum per annum, to be paid: as a portion of each amortized installment.

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, Chick Springs Township, near the City of Greer and southward therefrom, being known and designated as Lot No. 46 on a plat of property known as Pleasant Heights, property of R. A. and I. B. Dobson, made by H. L. Dunahoo, Surveyor, dated September 4, 1950, and recorded in Plat Book T, Page 274, 275, R.M.C. Office for Greenville County, and having the following courses and distances:

Beginning at a stake on the north side of Bailey Avenue, corner of Lot No. 47 on said plat, and running thence with said avenue, N. 78-30 W. 100 feet to a stake; thence N. 5-00 E. 220 feet to a stake, corner of Lot No. 37; thence with line of Lot No. 37 S. 84-30 E. 100 feet to a stake, corner of Lot No. 47; thence with line of Lot No. 47 S. 5-00 W. 230 feet to the beginning.

This is the same property conveyed to the mortgagors by deed of Ruth B. Lawrence which deed is to be recorded herewith in the R.M.C. Office for Greenville County. This mortgage is given to secure the unpaid balance due on the purchase price.



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 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.

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