

PURCHASE MONEY MORTGAGE

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

BOOK 1336 PAGE 641

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, VANCE B. LIPPARD, JR.

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

RUTH H. BUCHANAN

(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 **TEN THOUSAND AND NO/100**

Dollars (\$10,000.00) due and payable

at the rate of Three Hundred Thirteen and 37/100 (\$313.37) in thirty-six (36) monthly installments beginning on May 1, 1975 and continuing on the first day of each month thereafter a like amount until paid in full. Borrower has the right of anticipation without penalty.

with interest thereon from date at the rate of eight 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 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, containing 10.23 acres, more or less, as shown on a plat of property of Vance B. Lippard, Jr., prepared by W. R. Williams, Jr., Engineer/Surveyor, dated April 2, 1975 and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the southwestern edge of Geer Highway at the joint front corner with property of McCauley and running thence with the McCauley line, S. 33-56 W., 200 feet to an old iron pin; thence continuing with the McCauley line, S. 43-18 W., 195.9 feet to an old iron pin; thence still with the McCauley line, S. 42-45 E., 238 feet to an old iron pin on the line of property of Henson; thence with the Henson line, S. 47-19 W., 238.4 feet to an old iron pin; thence continuing with Henson line, S. 47-52 W., 252.2 feet to an old iron pin at the joint corner of property of Edsell; thence with Edsell property line, S. 47-26 W., 378.6 feet to an old iron pin at the joint corner of property of Bates; thence with the Bates property line, N. 32-32 W., 451 feet to old iron pin at the joint corner of property of Fink; thence with the Fink property line, N. 47-05 E., 1,177.8 feet to iron pin on the southwestern edge of Geer Highway; thence with Geer Highway the following courses and distances: S. 47-35 E., 54.1 feet to an iron pin; S. 41-32 E., 50 feet to an iron pin; and S. 40-25 E., 50 feet to an iron pin, being the point of beginning.

This is the same property conveyed to the mortgagor by Deed of Ruth H. Buchanan and Norma Elaine Buchanan Sloan to be recorded of even date.



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.

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