

Dec 8 9 49 AM '76

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

RONNIE S. TANKERSLEY  
R.M.C.

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

WHEREAS, Daryll R. Purvis and Karin H. Purvis

(hereinafter referred to as Mortgagor) is well and truly indebted unto Perry J. McCarter and Mary E. McCarter

(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

Twelve thousand, two hundred fifty dollars . . . . . Dollars (\$ 12,250.00 ) due and payable

with interest thereon from December 7, 1976 at the rate of 7½ per centum per annum, to be paid: monthly for 84 months, mortgagor has the right to pay off the unpaid balance at any time without penalty.

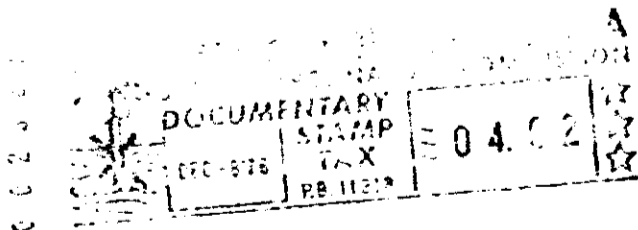
20 WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for  
21 the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

22 NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and  
23 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  
24 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  
25 Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold  
26 and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

27 "ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being  
28 in the State of South Carolina, County of Greenville, State of South Carolina, on the northwestern side of  
29 Moore, Road, containing 11.49 acres, more or less, said acreage including a 40 foot strip of  
30 land to be used as a road from Moore Road to the described property, all according to a plat  
31 of the property of Daryll R. and Karin H. Purvis made by C. O. Riddle, R.L.S., dated October  
32 5, 1976 and recorded in the RMC Office for Greenville County in Plat Book 5-Y at page  
33 7 and having, according to said plat, the following metes and bounds to-wit:

34 BEGINNING at an iron pin in the center of Moore Road and at joint front corner of the property  
35 herein conveyed and that of the grantor and running thence the following courses and distances  
36 to-wit: North 65-12 West 25 feet, North 56-34 West 87.08 feet, North 39-17 West 87.08 feet,  
37 North 30-39 West 908.4 feet, North 25-38 West 100.5 feet to a point; thence with the joint  
38 property line of the grantor herein the property conveyed South 69-33 West 400.7 feet to a  
39 flint rock; thence with the joint property line of J. P. Stevens Company and property herein  
40 conveyed North 10-17 West 910.4 feet to a point; thence continuing with the property of J.  
41 P. Stevens Company on property herein conveyed North 36-08 East 554 feet to a point; thence  
42 continuing with property of Perry McCarter, the grantor herein, and property herein described  
43 South 13-42 East 417.9 feet to a point; thence South 10-15 East 704.3 feet to a point; thence  
44 South 15-16 East 93.39 feet to a point; thence continuing along the eastern edge of a 40 foot  
45 strip of property to be used for road purposes, said property being bounded on the west and  
46 the east by the property of the grantor herein, running the following metes and bounds to-wit:  
47 South 25-38 East 93.39 feet, South 30-39 East 908.4 feet, South 39-17 East 75.07 feet, South  
48 56-34 East 75.07 feet, South 65-12 East 25 feet to a point on the western side of Moore Road;  
49 thence continuing with said road South 24-48 West 25 feet to a point; and thence continuing  
50 with said Moore Road South 24-48 West 15 feet to a point, the beginning corner.

51 The property herein conveyed is a portion of the property conveyed to the grantors herein by  
52 Bankers Trust of South Carolina, et al, on February 11, 1976 and recorded in the RMC Office  
53 of Greenville County, Deed Volume 1031 at page 527."



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.

4328 RV-21