

SEP 21 1 19 PM '77

BOOK 1410 PAGE 528

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DONNIE S. TANKERSLEY
R.H.C.
PURCHASE MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

MORTGAGEE'S ADDRESS: P.O. Box 35, Fountain Inn, S.C. 29615

WHEREAS, J. FRANK CHASTAIN, JR. AND ANNE M. CHASTAIN,

(hereinafter referred to as Mortgagor) is well and truly indebted unto
DOWD CONSTRUCTION CO., INC.

(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 & 00/100 ----- Dollars, \$10,000.00) due and payable

payable in five (5) equal, consecutive annual installments of Two Thousand & 00/100 (\$2,000.00) Dollars each, commencing September 16, 1978

Mortgagor has right to prepay at any time without penalty.
with interest thereon from date at the rate of 8% 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, on the east side of Lawrence Avenue, near the Town of Fountain Inn, and being described as Lot 18 (5.37 acres) of Shellstone Park according to a revised plat by C. O. Riddle, R.L.S., and R. Jordon, R.L.S., in August 1967, recorded in Plat Book PPP, Page 177, R.M.C. Office for Greenville County, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the east side of Lawrence Avenue, adjoining corners of Lots 18 and 17, and running thence S. 58-14 E., 425 feet to an iron pin; thence turning and running along joint line with Lot 16, N. 31-46 E., 550 feet to an iron pin, joint corner with Lot 19; thence along joint line with Lot 19, N. 58-14 W., 425 feet to an iron pin on Lawrence Avenue; thence turning and running along Lawrence Avenue, S. 31-46 W., 550 feet to an iron pin, the point of beginning.

Being the same property conveyed to J. Frank Chastain, Jr. by deed of Dowd Construction Co., Inc., dated September 16, 1977, to be recorded in the R.M.C. Office for Greenville County.

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RECORDED
SEP 21 1977
STAMP
TAX \$04.00
PB 11218

250 AM

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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