

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

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

WHEREAS, I, Edward L. Ramsey, Jr.,

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

(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

- - Nine thousand three hundred - - - - - Dollars (\$ 9,300.00) due and payable in 84, equal, consecutive, monthly installments of \$138.10, commencing April 1, 1978

with interest thereon from date at the rate of 6.5% 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, on the southern side of a 30' access easement, said easement being the property of George H. and Lois L. Ginn, and being a portion of a 9.69 acre tract on a survey entitled "Survey for Ann Ginn Ramsey" dated September 30, 1977, recorded in the RMC Office for Greenville County in Plat Book 6-J, at Page 22, said property being conveyed herewith containing 6.93 acres, more or less, and having the following metes and bounds:

BEGINNING at an iron pin located on the south side of a 30' easement, said point being located N 65-15 E, 540.8 feet from a point on Tubbs Mountain Road and a common point with the property of J. R. and Betty L. Long, thence N 85-57 E, 111.2 feet with said easement; thence N 75-04 E, 463.8 feet with said easement to an iron pin to a common corner with property of J. Metz Looper; thence with the Looper property, S 18-31 E, 575.2 feet to an iron pin marking the common corner with the Looper property and Elizabeth H. Longmeyer property; thence with the Longmeyer property, S 56-10 W, 100 feet; thence containing with the Longmeyer property, S 89-53 W, 439.3 feet to an iron pin marking the common corner between the Longmeyer, Charlie L. Morrison and J. R. Long Property; thence with the Long property, N 24-49 W, 523.1 feet to an iron pin, the point of beginning.

This is the same property conveyed to the Mortgagor herein by deed of Ann Ginn Ramsey, dated February 17, 1978, to be recorded simultaneously herewith.

THIS IS A PURCHASE MONEY MORTGAGE.

Mortgagee's address:
241 La Vista Apts.
Greenville, S. C. 29609

CCO --- 1 FEB 20 78 505

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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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