

FILLY  
GREENVILLE CO. S.C.  
MAY 2 12 02 PM '78  
STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

PURCHASE MONEY MORTGAGE  
MORTGAGE OF REAL ESTATE  
TO [REDACTED]

Attorneys-at-Law  
P.O. Box 126  
Greer, S.C. 29651

WHEREAS, FURMAN B. RIDDLE and DENISE H. RIDDLE

(hereinafter referred to as Mortgagor) is well and truly indebted unto MARION E. LANFORD, 106 Ascor Dr., Greer, S.C.

(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 THIRTY SEVEN THOUSAND AND NO/100ths Dollars (\$ 37,000.00) due and payable

in 240 monthly installments of Three Hundred, Nine and 49/100ths, (\$309.49) each, beginning May 1, 1978 and continuing until principal and interest have been paid in full; such payments shall be applied first to interest, balance to principal. Mortgagors shall privilege of prepayment with interest thereon from <sup>May 1</sup> ~~date~~ at the rate of eight per centum per annum, to be paid: <sup>without penalty.</sup> ~~monthly as aforesaid.~~

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, in the City of Greer, located at the intersection of West Arlington Avenue and Green Street and being described as follows in accordance with a Plat of Property of Marion E. Lanford, prepared by H. S. Brockman, Surveyor, dated December 29, 1956.

BEGINNING at an iron pin on the southwesterly side of West Arlington Avenue, joint front corner with property of Don Stokes, and running thence with the edge of the right of way of West Arlington Avenue, N. 51-32 W. 223.5 feet to an iron pin at the intersection of West Arlington Avenue and Green Street; thence with the westerly side of Green Street, S. 13-35 W. 222.3 feet to an iron pin at the corner of Property of Walter Digby; thence with the line of Digby, S. 73-15 E. 102 feet to an iron pin; thence N. 38-51 E. 8.3 feet to an iron pin; thence S. 62-48 E. 62.8 feet to an iron pin; thence along the line of Property of Don Stokes, N. 28-24 E. 148.3 feet to the point of beginning.

THIS is the identical property conveyed to the mortgagors by deed of Marion E. Lanford to be recorded of even date herewith and this mortgage is given to secure a portion of the purchase price of the subject property.

Together with all and singular rights, members, herditaments, 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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