anex 1446 451952

PURCHASE MONEY MORTGAGE

WATE OF SOUTH CAROLINA
WANTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

BOCK 1449 PAGE 509

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS. T. Walter Brashier

mafter referred to as Mortgagor) is well and truly indebted unto Arthur Magill

Eighty-Seven Thousand Five Hundred and 00/100----- due and payable

one (1) year from date with no interest and Mortgagor having the right to prepay.

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WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the time is account for taxes, insurance premiums, public assessments, regains or for any other purposes.

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the afor said debt, and in order to secure the payment thereof, and of any consideration for which the Mortgagor may be indebted to the Mortgagor of any true for advances inche to or for his account by the first and also in consideration of the further sum of Three Dellars (\$3.00) to the Mortgagor in hard well and truly paid by the Mortgagor at and the soa ing and delivery of these presents, the recognity whereof is hereby advantable is has granted horgagord, sold and released, and by these its does grant, bargain, sell and release unto the Mortgagor, its successors and overses.

All that certain piece, pared or lot of land, with all may records thereon, in land to remains ted thereon, situate, lying and being in the 15 mth Carolina, County of Greenville, and being on the northeastern side of Rutherford Road (also known as Old U. S. Highway No. 29), near the town of Taylors, S.C., County and State aforesaid, being the greater portion of the property depicted on a survey prepared by Campbell Clarkson Surveyors, Inc., dated November 28, 1972, revised on January 23, 1973, and recorded in the R.M.C. Office for Greenville County in Plat Book 4 T at Page 73, and having the following metes and bounds, to-wit:

BEGINNING at a point located on the boundary of property now or formerly owned by Black, said point being N. 17-35 E. 526.77 feet from an iron pin located on the northeastern side of right-of-way of Rutherford Road at the southeastern corner of said property of Black; thence proceeding from said point of beginning N. 17-35 E. 461.41 feet to a point; thence N. 17-35 E. 567.32 feet to an iron pin; thence S. 59-45 E. 967.61 feet to a point; thence S. 59-45 E. 713.39 feet to an iron pin; thence S. 4-35 W. 462.8 feet to a point on the northwestern side of the right-of-way of Rutherford Road; thence along said right-of-way, following the curve thereof, the following courses and distances: S. 59-18 W. 210.42 feet, S. 54-55 W. 96.74 feet, S. 52-29 W. 99.79 feet, S. 53-14 W. 49.03 feet, S. 56-54 W. 49.12 feet, S. 61-06 W. 48.48 feet, S. 64-51 W. 58.29 feet, S. 71-14 W. 96.13 feet, S. 78-47 W. 98.51 feet, S. 86-32 W. 99.42 feet, N. 85-42 W. 93.58 feet, and N. 79-05 W. 60.38 feet to an iron pin on the northern side of said right-of-way; thence turning and leaving said right-of-way N. 17-35 E. 428.68 feet to a point; thence N. 72-25 W. 944.06 feet to a point, the point of beginning.

iiis being the same property as conveyed to the Mortgagor herein by deed of Arthur Magill and being recorded in the R.M.C. Office for Greenville County in Deed Book 1087 at Page on October 12, 1978.

136 address of the Mortgagee herein is:

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20th with all and singular rights, members, hered timents, and apportenences to the same belonging in any way incident or appertaining, and mosts assess, and profits which may arise or be had therefrom, and including all heating, plumberg, and lighting fixtures now or hereafter the control of the parties hereto that all the fixtures and equipment, other than the iselable incident, be considered a part of the real estate.

(c) HAVE AND TO HOLD, all and singular the said premises or to the Mortgagee, its heirs, sice as and assigns, forever

Man corresponds that it is lawfully sezzed of the premiers hademabove described in the simple absolute, that it has good right and is a formed to sell, convey or encumber the same, and that the premiers are from a former of all here and encumbrances except as provided. The Mortgager further covenants to warrant and forever defend all and singular the said premiers unto the Mortgagee forever, from and at the Mortgager and all persons whoms ever lawfully claiming the same or any part thereof

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