

MORTGAGEE'S ADDRESS:
Rt. 1, McElhane Road
Taylors, S. C. 29687

1479 818

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

S. C.
1479
SASLEY

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:
PURCHASE MONEY MORTGAGE

WHEREAS, We, Kenneth S. Stamey and Nellie B. Stamey,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Donald Johnson and Kathy C. Johnson,

(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 Five Hundred and No/100

-----Dollars (\$10,500.00--> due and payable
in monthly payments of One Hundred Thirty-three and 01/100 (\$133.01) Dollars,
to be applied first to interest and then to principal, commencing on October
5, 1979, and continuing on the same day of each month thereafter until paid
in full; with the right to prepay in part or full payments without penalty;
with simple interest thereon from date at the rate of nine (9) per centum per annum, to be paid: per terms of
said Note.

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

All that piece, parcel or tract of land, situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as 5.935 acres, excluding road right-of-way, on a plat entitled "Property of Kenneth S. Stamey and Nellie B. Stamey", dated September 5, 1979, by Freeland & Associates, and recorded in Greenville County in Plat Book 7L, at Page 71, on September 5, 1979, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at a nail and cap in the center of the right-of-way of McElhane Road, and running thence N. 66-07 W. 34.03 feet to an iron pin on the western edge of said right-of-way, at the joint front corner with property now or formerly belonging to Lanford; thence with said Lanford line, N. 66-07 W. 1068.23 feet to a new iron pin; thence with the line of property now or formerly belonging to Lanford, N. 15-51 E. 153.94 feet to an old iron pin; thence with the line of property belonging to Harris S. 82-50 E. 514.8 feet to an old iron pin; thence with the line of property belonging to Johnson S. 21-47 W. 42.79 feet; thence continuing with said Johnson line S. 66-02 E. 613.8 feet to an iron pin on the western edge of the right-of-way of McElhane Road; thence S. 66-02 E. 33.0 feet to a nail and cap in the center of McElhane Road; thence with the center of McElhane Road, as follows: S. 23-15 W. 38.97 feet to a nail and cap; S. 25-47 W. 80.70 feet to a nail and cap; S. 28-59 W. 65.82 feet to a nail and cap; and S. 32-14 W. 72.52 feet to a nail and cap at the point of beginning.

This being the same property conveyed unto the Mortgagors herein by deed of Donald Johnson and Kathy C. Johnson to be executed and recorded of even date herewith.

This conveyance is made subject to any and all existing reservations, easements, rights-of-way, zoning ordinances and restrictions or protective covenants that may appear of record, on the recorded plat(s) or on the premises.

[Faint, illegible text, possibly a signature or stamp]

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 those 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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