

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

S. C.

14 '80

WESLEY

This is a Purchase Money Mortgage  
MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, WESLEY W. EDWARDS,

(hereinafter referred to as Mortgagor) is well and truly indebted unto JAMES H. WEST,

(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 Fourteen Thousand Two Hundred Seventy-eight and 24/100 Dollars (\$ 14, 278. 24 ) due and payable

in accordance with the terms of the note of even date herewith,

with interest thereon from at the rate of per centum per annum, to be paid:

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 southeastern side of Fairlawn Circle, Section 2, Fenwick Heights, which is Lot 32 of that subdivision as shown on a plat thereof recorded in the RMC Office for Greenville County in Plat Book QQ at page 45 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the eastern side of Fairlawn Circle at the joint corner of Lots 31 and 32 and running thence N. 36-33 W. 129.8 feet to a point along the curve of said circle; thence with the curve of said circle, the chord of which is N. 10-00 E. 70 feet to a point; thence N. 56-30 E. 72 feet to a point at the joint corner of Lots 32 and 33; thence with the common line of said lots S. 30-04 E. 179.3 feet to a point at the joint rear corner of said lots; thence with the common line of Lots 31 and 32, S. 55-37 W. 102.7 feet to the point of beginning.

This is a purchase money second mortgage, being junior in lien to that mortgage given to C. Douglas Wilson Company on August 15, 1967 and recorded in the RMC Office for Greenville County in Mortgage Book 1066 at page 429, having a current balance of \$12,721.76.

Notwithstanding anything stated hereinabove, this mortgage is not assumable without the express consent of the Mortgagee.

The above-described property is the same acquired by the Mortgagor herein by deed from James H. West, said deed being of even date and recorded herewith.

RECORDED IN THE RMC OFFICE FOR GREENVILLE COUNTY, SOUTH CAROLINA  
DOCUMENTARY  
1578

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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