

MORTGAGEES ADDRESS:

~~P. O. BOX 206~~ Chestnut St.
GREER, S. C. 29651
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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PURCHASE MONEY
MORTGAGE OF REAL ESTATE

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TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, J. CARROLL FLEMING,

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

M. L. LANFORD

(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 20 semi-annual installments of \$1,850.00 each beginning January 10, 1981 and continuing each six (6) months thereafter (on July 10th and January 10th) until paid in full, (mortgagor may anticipate without penalty)

with interest thereon from date at the rate of 8.00 per centum per annum, to be paid: semi-annually 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, being known and designated as Lot Number 7 on a plat entitled, "Plat of Mrs. L. W. Cunningham Lots", prepared by W. A. Christopher, Surveyor, dated September 12, 1921 and recorded in Plat Book F at Page 17 in the RMC Office for Greenville County, and having such metes and bounds as appear by reference to said plat. Said lot fronts on the southerly side of Westermoreland Avenue a distance of 65 feet and runs back therefrom for a depth of 125 feet.

ALSO, all that lot of land in the State of South Carolina, County of Greenville, in the City of Greer being rectangular in shape, and adjoining the aforesaid Lot Number 7 on its southerly side and measuring 10 feet in width on its easterly and westerly sides and approximately 47 feet in length on its northerly and southerly sides and constituting the northeasterly portion of Lot Number 3 as shown on the aforesaid plat.

THIS is the identical property conveyed to the Mortgagor by deed of the Mortgagee to be recorded of even date herewith, and this mortgage is being made to secure a portion of the purchase price of said property.

STATE OF SOUTH CAROLINA
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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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