

821 PARE COURT
GREENVILLE, N.C., 28052
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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PURCHASE MONEY
MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

SLEY

WHEREAS, WILLIAM R. KELLER and JUDY G. KELLER

(hereinafter referred to as Mortgagor) is well and truly indebted unto
DANNY O. ELLINGTON and BRENDA J. ELLINGTON,

(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

TWENTY FIVE THOUSAND, AND NO/100ths Dollars (\$ 25,000.00) due and payable
in monthly installments of \$266.82, beginning 30 days from date and continuing until
paid in full. Such payments shall be applied first to interest, balance to principal.
Mortgagors shall have privilege of anticipation without penalty.

with interest thereon from date at the rate of 12.5 per centum per annum, to be paid: 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, being shown and designated as Lot Number 429 on plat of SECTION NO. V, DEL NORTE ESTATES, by Piedmont Engineers & Architects, dated May 23, 1972 and recorded in Plat Book 4R at page 17, and having such metes and bounds as appear by reference to said plat.

THIS is the identical property conveyed to the Mortgagors by the Mortgagees to be recorded of even date herewith. THIS mortgage is being made to secure a portion of the purchase price of above described property.

In Addition to the Covenants hereinafter contained the Mortgagors do further covenant and agree as follows:

1. After making payments for insurance premiums and property taxes as required by Paragraphs 2 and 4 hereof, Mortgagors shall furnish to Mortgagees appropriate proof of such payments; and
2. During the life of this mortgage, Mortgagors shall not sell or transfer the subject property, by deed, contract or otherwise, without the written consent of the Mortgagees; and any such sale shall constitute a breach hereof giving Mortgagee the option of acceleration under Paragraph (6) hereof.

Together with all and singular rights, members, hereditaments, 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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