

MORTGAGEES ADDRESS: P. O. BOX 731, Greer, S. C. 29651 1545 439

EDWARDS, DUGGAN AND REESE, PA

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PURCHASE MONEY
MORTGAGE OF REAL ESTATE

Attorneys-at-Law
P.O. Box 126
Greer, S.C. 29651

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, OWEN M. WEATHERLY and MYRA S. WEATHERLY

(hereinafter referred to as Mortgagor) is well and truly indebted unto JOHN H. ROSS, SR.

(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

SIXTY THOUSAND, AND NO/100ths

Dollars (\$ 60,000.00) due and payable

(REFER TO SAID NOTE FOR TERMS)

with interest thereon from date at the rate of 10.00 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:

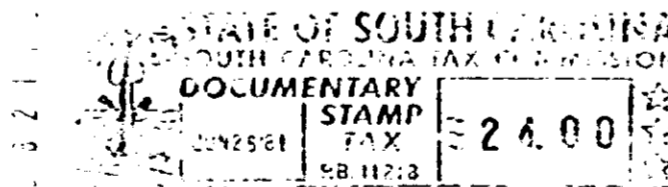
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, in Oneal Township, lying about two miles northwest of the City of Greer, on the southerly side of Ansel School Road and containing 7.40 acres, more or less, according to an unrecorded plat prepared for Lee R. Wood, Kathryn W. Welsh, and Thelma M. Garrett, by Terry T. Dill, Surveyor, dated January 10, 1963 and having the following metes and bounds, to-wit:

BEGINNING on a nail in the center of the Ansel School Road (iron pin on South bank thereof), and running thence along and with the said road, S. 71 W. 259.5 feet to a nail; thence S. 1-15 E. following waterway 569 feet to an iron pin; thence S. 12-36 W. 164 feet to an iron pin; thence S. 7-06 E. 561 feet to an iron pin; thence S. 79-45 E. 139 feet to an iron pin; thence N. 36 E. 130 feet to an iron pin; thence N. 1.00 W. 1,298 feet to the beginning corner.

THIS is the identical property conveyed to the Mortgagors by deed of John H. Ross, Sr. and Evelyn C. Ross to be recorded of even date herewith, and this mortgage is executed to secure a portion of the purchase price of the subject property.

At the option of the mortgagee, this mortgage shall become due and payable forthwith if the mortgagors shall sell the subject property or any interest therein, by deed, contract or otherwise, without the express written consent of the mortgagee.



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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