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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DEF 11 1 49 PM '81
DONNA... ANNERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Mortgagee's address:
123-A Colonial Avenue
Greenville, SC 29611

WHEREAS, JOHN DANIEL MOSLEY and LONNIE JOYCE H. MOSLEY

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

BETTY ELIZABETH ECKFORD

(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-SIX THOUSAND Dollars (\$ 26,000.00) due and payable
in 240 equal, consecutive, monthly installments of \$268.37, beginning October 11, 1981,
with payment in like amount on the 11th day of each month thereafter, until paid in full,

with interest thereon from date at the rate of 11% per centum per annum, to be paid: monthly

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

ALL that certain piece, parcel, or lot of land, situate, lying and being on the eastern side of Wilton Street (formerly Neal Street) in the City and County of Greenville, State of South Carolina, being shown and designated as Lot 3 on a Plat of PROPERTY OF J. C. and R. H. LIGON, recorded in the RMC Office for Greenville County in Plat Book B, at Page 107, and having, according to said Plat, the following metes and bounds:

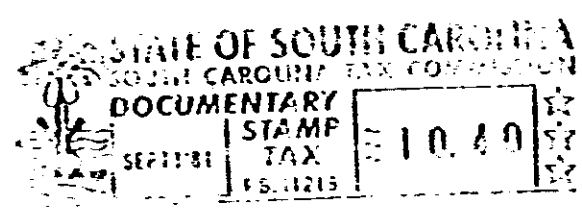
BEGINNING at a point on the eastern side of Wilton Street, at the joint corner of Lots 2 and 3, which point is 121.8 feet in a northeasterly direction from the northeast corner of the intersection of Wilton and Neal Streets, and running thence along the eastern side of Wilton Street, N 6-15 E, 44.2 feet to a point; thence S 84-48 E, 139 feet to a point; thence S 14-15 W, 45 feet to a point at the corner of Lots 1 and 2; thence with the rear line of Lots 1 and 2, N 84-48 W, 123.3 feet to the beginning corner.

This is the same property conveyed by Betty Elizabeth Eckford to John Daniel Mosley and Lonnie Joyce H. Mosley by deed dated September 11, 1981, to be recorded simultaneously herewith.

THIS IS A PURCHASE MONEY MORTGAGE.

- (9) Mortgagors agree as a conditon hereof that if a conveyance, lease or other disposition should be made voluntarily by Mortgagor of any title or interest in and to the real property described above, or any part thereof, without the written consent of the lawful holder of this mortgage, or if such title or interest of Mortgagor is voluntarily conveyed or transferred as the result of foreclosure of a junior lien or is required under Court Order or decree as the result of litigation without the written consent of the lawful holder of this mortgage, then and in either event, and at the option of said holder, and without notice to Mortgagor, all sums of money secured hereby shall become due and payable and in default immediately and concurrently with such conveyance, transfer, lease or other disposition, whether the same are so due and payable and in default by the specific terms hereof or not.

RECORDED
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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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