

RE 81-163
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
OCT 16 1 59 PM '81
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

BOOK 1555 PAGE 531

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, KARIN H. PURVIS

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

703 S. E. ST EASTLEY, SC 29640

(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-four thousand and no/100ths----- Dollars (\$24,000.00) due and payable

It is agreed that Karin H. Purvis shall have possession of the building on November 1, 1981.

with interest thereon from date of note at the rate of fifteen (15) per centum per annum, to be paid: in 10 years.

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

ALL that certain lot of land on the western side of Laurens Road, and at the Southwestern corner of the intersection of Laurens Road and Whitsett Street (sometimes known as Ebaugh Avenue) in the City of Greenville, County of Greenville, State of South Carolina, and having according to a plat made by J. C. Hill, dated December 20, 1949, the following metes and bounds:

BEGINNING at an iron pin at the southwestern side of the intersection of Laurens Road and Whitsett Street and running along Whitsett Street, S. 34-45 W. 46.7 feet to pin in line of City Park property; thence with the line of City Park property, N. 34-45 W. 96 feet to iron pin on Richland Creek; thence with the eastern side of Richland Creek, N. 47 E. 37.2 feet to an iron pin on bridge over Richland Creek; thence with the western side of Laurens Road, S. 40 E. 85.9 feet to an iron pin, and the poing of beginning. See plat by Freeland Associates dated July 14, 1981 as shown in plat book 8-W at page 6.

This being the same as that conveyed to Karin H. Purvis by deed of Bud Nicholson being dated and recorded concurrently herewith.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP
OCT 16 1981 TAX \$ 09.60
RB 11213

5079 -----2 OCT 16 81 1219

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 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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