

JAN 13 4 47 PM '82

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JOHN W. HARRISLEY
R.M.C.

PURCHASE MONEY
MORTGAGE OF REAL ESTATE

BOOK 1561 PAGE 725

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, JIMMY L. BLACKWELL & DEBORAH BLACKWELL

(hereinafter referred to as Mortgagor) is well and truly indebted unto FRANCES A. BATSON, Route 3, Box 48, Simpsonville, S. C. 29681,

(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 Four Thousand & no/100-----

-----Dollars (\$ 4,000.00) due and payable

on or before five (5) years from the date hereof as follows: in sixty (60) equal monthly installments of \$85.00 commencing February 11, 1982

with interest thereon from date at the rate of ten 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 Greenville, Fairview Township, containing 1.86 acres, located on the Northwest side of Neely Ferry Road, and having according to a survey and plat made by C. O. Riddle, RLS, entitled "Survey for Frances A. Batson" dated December 11, 1981, the following metes and bounds, to-wit:

BEGINNING at a nail and cap in Neely Ferry Road, near the center of said Road and running thence in said Road, N. 32-30 E., 193.2 feet to an iron pin; thence with property of Robert J. Barbrey, N. 03-48 E., 196.42 feet to an iron pin; thence with property of Thomas R. Cabaniss, S. 83-07 W., 292.0 feet to an iron pin; thence with property of Charles Kellett, S. 14-55 W., 175.0 feet to an iron pin; thence with property of the Mortgagee herein, S. 54-43 E., 268.01 feet to an iron pin, the point of beginning.

This being the identical property conveyed to the Mortgagors by deed of Frances A. Batson, said deed to be recorded herewith.

RECORDED IN THE PUBLIC OFFICE OF GREENVILLE, S. C.
DOCUMENTARY
JAN 13 1982

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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