

Mortgagees address: P. O. Box 372, Greer, S. C. 29652

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

Purchase Money
MORTGAGE OF REAL ESTATE

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

FILED
CO. S.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

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BOOK 1562 PAGE 781

WHEREAS, McElrath & Tucker, Inc.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Marion E. Lanford, Individually and as Executor and Trustee under the Will of M. L. Lanford, deceased.

(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 FIFTY SEVEN THOUSAND, TWO HUNDRED, FORTY & no/100 Dollars (\$ 57,240.00) due and payable eight years after date or upon sale of 21.09 acres on McElhaney Road, whichever comes first

with interest thereon from date at the rate of 10.00 per centum per annum, to be paid: annually beginning 1 year from date

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, containing 21.09 acres, more or less, in accordance with a plat entitled, "Property of McElrath & Tucker, Inc.", prepared by K. T. Gould, Surveyor, dated December, 1981, a copy of which is to be recorded of even date herewith. The subject tract fronts on the northwesterly side of McElhaney Road and is known as Lot Number 30 of Block 1 on Sheet 32.1 of the Greenville County Tax Maps.

THIS is the identical property conveyed to the Mortgagor by deed of the mortgagee to be recorded of even date herewith.

THE mortgagee does hereby agree to hereby release portions of the subject property from the lien of this mortgage upon mortgagors making an appropriate payment hereon in the proportion that the value of the property released bears to the value of the remaining property and based upon the balance due hereon at the time such release is requested.

The said M. L. Lanford died testate on July 20, 1981 as appears by reference to Apartment 1665, File 27. Under the terms of his Will the Grantor received a 1/2 interest individually and a 1/2 interest as Trustee.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
FEB 2 1982
FEB 11 1982
26.32

420 8 20841801

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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