

MAIL TO MORTGAGEES ADDRESS: P.O. BOX 343, Welford, S. C. 29385

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

S. C.

PURCHASE MONEY  
MORTGAGE OF REAL ESTATE

EDWARDS, DUGGAN & REESE  
Attorneys-at-Law  
P.O. Box 126  
Greer, S.C. 29651

NOTICE TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, G. STEVE MERRITT,

(hereinafter referred to as Mortgagor) is well and truly indebted unto PHYLLIS W. HAWKINS,

(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 FIVE THOUSAND AND NO/100ths Dollars (\$ 55,000.00 due and payable  
in 180 consecutive monthly installments of \$625.13 each beginning 30  
days from date. Payments shall be applied first to interest, balance  
to principal.

with interest thereon from date at the rate of 11.00 per centum per annum, to be paid: monthly as aforesaid

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 Chick Springs Township, on the west side of Suber Road, adjoining lands now or formerly of L. C. Copeland, Southern Railway, E. S. Hawkins and being a part of the land described in Deed Book 34, page 31, recorded in the RMC Office for Greenville County and having the following courses and distances, to-wit:

BEGINNING at an iron pin in the center of the Suber Road and running thence S. 79-00 W., 497.5 feet to iron pin on the Copeland line; thence with the Copeland line S. 1-40 W., 830.3 feet to an iron pin on line of post of the signal light power line; thence N. 85-05 E., 847.3 feet to an iron pin on the side of Suber Road; thence with said road N. 20-45 W., 401 feet to an angle in said road (center); thence N. 26-45 W., 200 feet to center of road; thence N. 25-00 W., 100 feet with center of said road; thence N. 13-15 W., 209 feet to the beginning corner and containing 12.92 acres according to plat made for A. E. & Lalla Kate S. Moon, dated July 16, 1936, by H. S. Brockman, Surveyor.

THIS is the identical property conveyed to the Mortgagor by deed of the Mortgagee to be recorded of even date herewith and this mortgage is being given to secure a portion of the purchase price of the within described property.

It is agreed that any payment not received within fifteen days of due date shall be subject to a late payment of 5% of the payment amount.

It is further agreed and understood that this mortgage and the note it secures shall become immediately due and payable if the subject property is transferred by deed or contract without the prior written consent of the Mortgagee.

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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STATE OF SOUTH CAROLINA  
DOCUMENTARY  
STAMP  
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4.2.00