

MORTGAGEES' ADDRESS: Rt. 2 Scuffletown Road, Fountain Inn, S.C. 29644

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STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
S.C. MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:
PURCHASE MONEY MORTGAGE

WHEREAS, DAVID B. MCPHERSON AND GAIL MCPHERSON

(hereinafter referred to as Mortgagor) is well and truly indebted unto GUY A PORTER AND JOELLEN G. PORTER

(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

THREE THOUSAND NINE HUNDRED AND NO/100 ----- Dollars (\$ 3,900.00) due and payable

in semi-annual installments of \$650.00 each plus accrued interest beginning August 1, 1982 and a like amount each six months thereafter until paid in full.

with interest thereon from February 1, 1982 at the rate of 11% per centum per annum to be paid semi-annually

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:

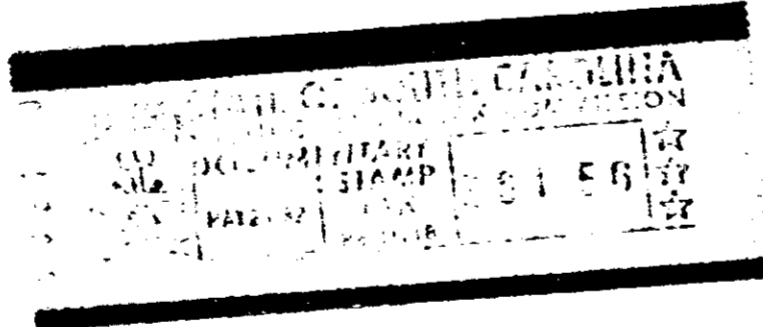
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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 in the County of Greenville, State of South Carolina, known and designated as Lot No. 141 on Plat of Country Estates, Section II, Recorded in Plat Book 5-R at Page 72 of the R.M.C. Office for Greenville County, and, according to said plat, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Carolina Way, joint corner of Lots 141 and 142, and running thence with the line of said Lot 142, N. 50-20 E. 364.5 feet to a point; thence N. 35-35 W. 84.2 feet to a point; thence with the joint line of Lots 141 and 140, S. 59-24 W. 380.1 feet to an iron pin on the eastern side of Carolina Way; thence with said Carolina Way, S. 38-36 E. 95 feet and S. 43-50 E. 90 feet to an iron pin, the point of beginning.

This is the same property conveyed to the mortgagors by deed of the mortgagees and is given to secure a portion of the purchase price. Said deed being dated February 1, 1982 and recorded May 21, 1982.



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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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