

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

S. C. PURCHASE MONEY MORTGAGE

BOOK 1572 PAGE 772

APR '82 MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:
ASHLEY

WHEREAS, GLENN E. HILL

(hereinafter referred to as Mortgagor) is well and truly indebted unto DENNIS ASHLEY and SUE R. ASHLEY
Route 1, Belton, S.C. 29627

(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 Seventeen Thousand and no/100ths
Dollars (\$ 17,000.00) due and payable

as set forth by note of mortgagor of even date

per note
with interest thereon from date at the rate of / per centum per annum, to be paid per note

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 Cleveland Township, being shown and designated as Lot No. 15, of a Subdivision of D.B. Tripp's property, at River Falls, according to a plat thereof made by W.A. Hester, Surveyor, dated April 21, 1926, which plat is recorded in the RMC Office for Greenville County in Plat Book "G" at page 89; reference to which is hereby craved.

THIS being the same property conveyed to the Mortgagors herein named above by deed of Mortgagees herein named above, to be recorded of even date herewith.

The purpose of this Purchase Money Mortgage is to secure the major purchase price of the above described property.

IF all or any part of the Property or an interest herein is sold or transferred by Borrower without Lender's prior written consent, excluding (a) the creation of a lien or encumbrance subordinate to this Mortgage, (b) the creation of a Purchase Money Security interest for household appliances, (c) a transfer by devise, or descent or by operation of law upon the death of a joint tenant or (d) grant of any leasehold interest of three years or less not containing an option to purchase, Lender may, at Lender's option, declare all the sums secured by this Mortgage to be immediately due and payable.

REC'D IN 2 UNIS 205

STATE OF SOUTH CAROLINA
DEPARTMENT OF REVENUE
DOCUMENTARY STAMP
\$ 03.00

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.

REC'D IN 2 UNIS 205

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