

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S.C.
PURCHASE MONEY MORTGAGE
MORTGAGE OF REAL ESTATE
APR 21 12 42 PM '83
TO ALL WHOM THESE PRESENTS MAY CONCERN:
JONNIE S. DANIELSLEY
R.M.C.

BOOK 1603 PAGE 157

WHEREAS, MILFORD D. KELLY

(hereinafter referred to as Mortgagor) is well and truly indebted unto GORDON K. RODGERS
221 Bellwood Drive, Greenville, S.C. 29609

(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 Thirty-five Thousand and No/100ths
Dollars (\$ 35,000.00) due and payable

as per Note executed this date or any future modifications,
extensions or renewals thereof.

with interest thereon from date at the rate of Twelve 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, on the Eastern side of Richardson Road and having the following metes and bounds, to-wit:

BEGINNING at a point in the center of Richardson Road, said point being the joint corner of property now or formerly of John F. Cooper and property described below, and running thence with the line of Cooper, S. 61-45 E. 1,005.2 feet to a stone; thence S. 29-15 W. 651.4 feet to a point in the branch; thence with the said branch, the traverse line, the following courses and distances: S. 80-00 W. 165 feet; S. 67-19 W. 958.7 feet to a point in the branch; thence leaving said branch, N. 30-57 E. 847.4 feet to the point of beginning.

THIS being the same property conveyed to the Mortgagor herein by deed of Gordon K. Rodgers of even date, to be recorded herewith.

THIS Mortgage is to secure the purchase price for the within property as evidenced by a Purchase Money Promissory Note executed this date.

The maker shall have the right to prepay this obligation in full or in part at anytime without penalty. The maker and payee agree that a portion of the property which is the security for this obligation will be released at the rate of Three Thousand (\$3,000.00) Dollars per acre.

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX
\$ 14.00
APR 21 1983

Together with all and singular rights, members, herditaments, 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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