

FILED
GREENVILLE S.C.
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
APR 21 10 20 AM '83

PURCHASE MONEY MORTGAGE
MORTGAGE OF REAL ESTATE

Fountain Inn, SC
29644

TO ALL WHOM THESE PRESENTS MAY CONCERN:

DONNIE S. TIMBERSLEY
R.M.C.

WHEREAS, DARRELL P. ARMSTRONG and LOUISE B. ARMSTRONG

(hereinafter referred to as Mortgagor) is well and truly indebted unto ROGER S. COX

(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 Two Hundred and No/100ths Dollars (\$ 3,200.00) 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 _____ per centum per annum, to be paid

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, and being a portion of that property shown on a plat of property of Paul and Sam Gault, prepared by J. L. Montgomery, III, RLS, in August, 1975, which plat is recorded in the R.M.C. Office for Greenville County in Plat Book 6-G, at Page 85, and which property is better described as follows:

BEGINNING at an iron pin on the Western side of S.C. 23-543 (which iron pin is at the joint front corner of the within lot and property owned by Calhoun in which iron pin is approximately 1/10 of a mile from the intersection of S.C. 23-543 with S.C. 23-154) and running thence along the Western side of S.C. 23-543, S. 9-23 W., 340.0 feet to an iron pin; thence turning and running N. 80-20 W., 319.05 feet to an iron pin; thence turning and running N. 29-20 E., 360.0 feet to an iron pin; thence turning and running S. 80-38 E., 196.2 feet to the point of beginning.

THIS being the same property conveyed to the Mortgagors herein by deed of Roger S. Cox of even date, and to be recorded in the R.M.C. Office for Greenville County.

THIS conveyance is made subject to any restrictions, right-of-ways or easements that may appear of record, on the recorded plat(s) or on the premises.

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

STATE OF SOUTH CAROLINA
DOCUMENTARY
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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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