

M23 MORTGAGEES ADDRESS: 105 Pine Street Greer, S. C. 29651
GREENVILLE S.C.

BOOK 1607 PAGE 663

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MAY 23 2 51 PM '83
PURCHASE MONEY
MORTGAGE OF REAL ESTATE
DONNIE C. HENNING

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P.O. Box 126
Greer, S.C. 29651

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, W. RILEY OWENS,

(hereinafter referred to as Mortgagor) is well and truly indebted unto
SAM H. HENDRIX

(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 \$42,750 and \$6,000 totaling
Forty Eight Thousand, Seven Hundred, Fifty ^{two} Dollars (\$ 48,750.00) due and payable

as provided in said notes

with interest thereon from date at the rate of 8.00 per centum per annum, to be paid: as provided therein

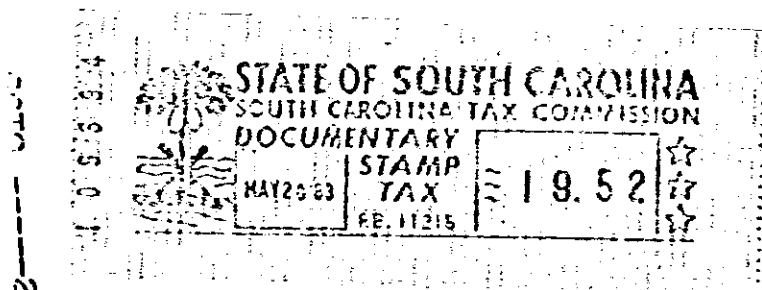
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOTICE: See typed provision after property description
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 the City of Greer, on the southern side of Wood Avenue (formerly known as Park Street), being shown as Lot No. 2 on a plat of the Property of John D. Wood Estate, made by H. S. Brockman, Surveyor, dated October 17, 1935, recorded in the RMC Office for Greenville County in Plat Book H at Page 297 and having such metes and bounds as appear by reference to said plat.

THIS is the identical property conveyed to the Mortgagor by deed of the Mortgagee to be recorded of even date herewith.

ADDITIONAL PROVISION: The amount of indebtedness affected above (\$48,750) is a maximum anticipated amount consisting of a purchase money loan provided by the seller (the mortgagee herein) in the amount of \$42,750 with an additional loan for improvements and repairs to the identified premises in an amount up to \$6,000.00. The exact amount of such indebtedness for improvements and repairs shall be reduced to writing and signed by both parties within 120 days of the date of signing this mortgage. The actual amount of indebtedness to be satisfied before this mortgage is to be cancelled shall be determined by the amount actually extended and may not necessarily be as much as the full amount identified above.



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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 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.

4.0001 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.