

FILED
GREENVILLE S.C.

PURCHASE MONEY MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JUL 25 3 20 PM '83

MORTGAGE OF REAL ESTATE

BOOK 1817 PAGE 603

DONNIE S. ... TO ALL WHOM THESE PRESENTS MAY CONCERN:
R.M.C.

WHEREAS, JOHN E. KELLEY

(hereinafter referred to as Mortgagor) is well and truly indebted unto E. G. WHITMIRE, JR.
EAST Georgia Road, Simpsonville, S.C. 29681

(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 Twelve Thousand Five Hundred Thirty and 00/100 (\$12,530.00) ----- Dollars \$ 12,530.00 due and payable

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

with interest thereon from date of the rate of per note 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 piece, parcel or lot of land, lying, being and situate in the county of Greenville, State of South Carolina, in Fairview Township, now in the Town of Fountain Inn, in Woodland Heights a subdivision of the lands of the said Lilla H. Jones, and Essie Mae H. Jones as shown on a plat prepared by Lewis C. Godsey, Surveyor, in May, 1954, being designated on said plat as Lot No. 37, Plat of record in the RMC Office for Greenville County in Plat Book EE, page 101, and having the following metes and bounds, to-wit:

Beginning at an iron pin in the Western edge of Woodland Drive, joint front corner with Lot No. 38, and running thence with the joint line of said lot No. 38, S. 78-15 E. 100 feet to joint corner of Lots No. 38 and 39; thence on the same course along the joint line of said Lot No. 39, 226 feet to an iron pin in or near branch; thence with the branch, N. 27-33W., 96.8 feet to an iron pin, back joint corner with Lot No. 36; thence with joint line of Lot No. 36, 261.7 feet to an iron pin in the Western edge of said Woodland Drive, joint front corner with said Lot No. 36; thence with the Western edge of said Woodland Drive, S. 14-00 W., 75 feet to the point of beginning.

This being the same property conveyed to John E. Kelley by deed of Arthur Dee Fowler recorded in Deed Book 1173, page 404, on September 7, 1982; and also by deed of W. Daniel Yarborough, Jr. as Master in Equity, to be recorded simultaneously herewith.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DOCUMENTARY
STAMP \$ 05.00

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.

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

0603

4328 W-27