

FILED  
GREENVILLE

1627-127

RE83-147  
STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

SEP 23 10 35 AM '83  
DONALD  
THIS IS A PURCHASE MONEY MORTGAGE  
MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, DAVID R. STONE,

hereinafter referred to as Mortgagor) is well and truly indebted unto WARD S. STONE, SR.

305 GALLIVAN ST, GREENVILLE, SC 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 Forty-Thousand and no/100ths

Dollars (\$ 40,000.00 ) due and payable

in monthly installments of Four-Hundred Eleven and 45/100ths (\$411.45) Dollars for thirty

years with the first payment beginning on November 1, 1983 and the last payment being due on October 1, 2013.

with interest thereon from date of note at the rate of twelve per centum per annum, to be paid according to the terms of the 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:

ALL that certain piece, parcel, or lot of land situate, lying and being in the State of South Carolina, County of Greenville, at the southwestern corner of Otis and Elm Streets in the City of Greenville, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the southwest corner of Otis and Elm Streets and running thence with the western side of Elm Street, S. 36-15 E. 58 feet to the corner of Lot No. 2; thence with the line of said lot, S 65-33 W. 106.1 feet to an iron pin, corner of lot sold to Mrs. Corinne Bates; thence with line of said lot N. 21-15 W. 65.8 feet to an iron pin on Otis Street; thence with the southern side of Otis Street, N. 71-35 E. 91 feet to the beginning corner.

This being the same as that conveyed to David R. Stone by deed of Ward S. Stone, Sr. being dated and recorded concurrently herewith.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
RECORDED  
STAMP  
TAX \$ 10.00  
SEP 23 1983

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of 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 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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