

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
OCT 13 9 59 AM '83
R.H.C.

PURCHASE MONEY MORTGAGE

MORTGAGE OF REAL ESTATE

1830 011

7 Fowler Road
Simpsonville, SC 29681

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, GARY F. REEVES

(hereinafter referred to as Mortgagor) is well and truly indebted unto JOYCE ANN REEVES

(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 TWO THOUSAND FIVE HUNDRED AND 00/100-----
-----Dollars (\$32,500.00--) 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 note 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 tract of land, situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as 3.0 acres on plat of Gary F. Reeves as prepared by J. L. Montgomery, III, RLS, dated March 10, 1980, and having according to said plat, the following metes and bounds, to wit:

Beginning at an iron pin on the edge of an un-named street and running thence N. 81-46 W., 601.99 feet to an iron pin; thence along the rear of said 3 acres tract S. 23-03 E., 215.0 feet to an old iron pin; thence S. 81-11 W. 639.7 feet to an old iron pin on the edge of an un-named street; thence with said Street N. 12-51 W., 215.0 feet to an iron pin, the point of beginning.

ALSO: All that piece, parcel or lot of land lying near the Town on Simpsonville, County of Greenville, State of South Carolina, on the Northern side of White Pine Drive, shown as 4.47 acres on a plat entitled "Property of B. F. Reeves" by C. O. Riddle, dated November 23, 1973, and recorded in the RMC Office for Greenville County in Plat Book 5E, page 15; reference being made to said plat for a metes and bounds description.

This being the same property this date conveyed to Mortgagor by deed of Joyce Ann Reeves 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.

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.

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