

Mortgagee Address: 229 E. Butler Ave
Lot 22
Mauldin, SC 29662

PURCHASE MONEY MORTGAGE

BOOK 1632 PAGE 648

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE, S.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OCT 26 11 49 AM '83

WHEREAS, DONNIE S. TABARES and RAMON TABARES and TINA TABARES and HECTOR TABARES and AURA TABARES

(hereinafter referred to as Mortgagor) is well and truly indebted unto GLENN D. KIRBY, HERBERT W. KIRBY, VERA K. DAVIS, DOROTHY K. STRAWHORN, HAZEL K. THOMPSON, ZELPHIA K. GARRET, MARGARET K. MEDLOCK and WILLIAM W. KIRBY, (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 SEVEN THOUSAND EIGHT HUNDRED AND no/100-----

-----Dollars (\$ 7,800.00--) due and payable

in Thirty-Six (36) consecutive monthly installments in the amount of Two Hundred Fifty One and 68/100 commencing on the First day of November, 1983, and continuing on like day and in like amount until the principal together with the accrued interest thereon shall have been paid in full; which in any event shall be on or before the First day of October, 1986. ALL payments to be made to Glenn D. Kirby for Disbursement to other Mortgagees from date of the rate of TEN per centum per annum, to be paid: NO PREPAYMENT PENALTY Monthly as above stated

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, Dunklin Township, containing 9.879 acres, more or less, and having, according to plat prepared by Hugh J. Martin, May 7, 1973, the following metes and bounds, to-wit:

BEGINNING at an old iron pin near the southeastern side of SC Hwy No. S-23-33 (West Ridgeway Rd.) at intersection of Said Road and Pinson road and running thence N. 54-22 E. 685.54 feet to a nail and cap in center of SC Hwy S-23-33; thence S. 25-27 E 28.18 feet to an iron pin southeast of Said Road, joint front corner with lands now or formerly of Vera K. Davis; thence with line of Davis property S. 27-27 E. 799.70 feet to an iron pin; thence S. 10-22 W. 491.45 feet to an iron pin at common point of within mortgaged land, property of Vera K. Davis (now or formerly) and property of W. W. Kirby (now or formerly); thence on common line with Kirby property N. 30-13 W. 762.12 feet to an iron pin; thence S. 73-28 W. 254.70 feet crossing Pinson Road to an iron pin on edge of lands of Gladys Thompson (now or formerly); thence N. 40-00 W 286.62 feet crossing back over Pinson Road to an iron pin, the point of beginning.

This being the same property conveyed to Mortgagors herein by Deed of Mortgagees herein dated October 11, 1983, and recorded in the RMC Office for Greenville County, SC, in Deed Book 1199 at Page 224 on October 26, 1983.

TO 20026 27 1325

RECORDED IN SOUTH CAROLINA
COUNTY OF GREENVILLE
STAMP
OCT 26 1983

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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