

PURCHASE MONEY MORTGAGE

STATE OF SOUTH CAROLINA

COUNTY OF Greenville

FILED  
= CO S.C.

MORTGAGE OF REAL ESTATE

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TO ALL WHOM THESE PRESENTS MAY CONCERN:

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WHEREAS, Michael L. GRIMM  
DONALD W. SLEASLEY

(hereinafter referred to as Mortgagor) is well and truly indebted unto William Baylus Parsons

(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 Eighteen Thousand Seven Hundred Fifty and No/100-----  
-----Dollars (\$ 18,750.00 ) 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 Mortgagee 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 and State aforesaid, Fairview Township, and on the Southwest side of Main Street in the Town of Fountain Inn, and having, according to a plat entitled "Property of C. A. Parsons: prepared by Piedmont Engineering Service on February 11, 1953, which plat is recorded in Plat Book DD at Page 41 in the R.M.C. Office for Greenville County, S.C., the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southwest side of Main Street, which point is 97.5 feet southeast of the intersection of Main and Jones Streets, and running thence along Main Street S. 37-00 E., 47.5 feet to an iron pin, joint front corner with property that was conveyed to the Grantor (Old Ford Building and Lot); thence lieving Main Street and running with joint line of "Old Ford Building and Lot" S. 53-00 W., 89.6 feet to an iron pin back joint corner with other property conveyed to the Grantor: thence with Railway right-of-way (formerly C & WC, now Seaboard Coastline) boundary N. 46-11 W., 48.1 feet to an iron pin, back joint corner with property now or formerly belonging to the Estate of William E. McKnight; thence with now or formerly McKnight line N. 53-00 E., 97.3 feet to an iron pin, the beginning point; and bounded by Main Street, other property of the Grantor, railway right-of-way, and lot now or formerly belonging to McKnight Estate. The brick building located on above described lot is often referred to as the "New Ford Building" and is now used for storage.

This being the same property conveyed to the Mortgagor herein by deed of Mortgagee, of even date, to be recorded herewith.

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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.

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 incumbrances 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 whatsoever lawfully claiming the same or any part thereof.

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