

PURCHASE MONEY MORTGAGE

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

VOL 1655 PAGE 295

TO ALL WHOM THESE PRESENTS MAY CONCERN:

APR 2 1 12 PM '84

WHEREAS, JACK ZABEL & ASSOCIATES, INC.

(hereinafter referred to as Mortgagor) is well and truly indebted unto CLARENCE A. BRINK and HELEN W. BRINK

2451 Four Mile Drive
Montoursville, Penn 17754

(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 AND NO/100

Dollars (\$ 12,000.00) due and payable

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 piece, parcel or lot of land lying, being and situate in the County and State aforesaid, Austin Township, known and designated as Lot No. 25 on a plat of Rollingwood near Simpsonville, S.C., prepared by C. O. Riddle, Surveyor, in February 1963, said plat of record in the Office of the R.M.C. for Greenville County, S.C., in Plat Book YY at Page 111, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the North side of Green Hill Drive, joint front corner with Lot No. 24, and running thence with the Northern edge of said Green Hill Drive N. 72-40 W., 130 feet to a point; thence continuing with the Northern side of Said Green Hill Drive N. 86-21 W., 96.8 feet to an iron pin, joint corner with Lot No. 20; thence with the joint line of said Lot No. 20, N. 10-02 W., 362 feet to an iron pin on line of Lot No. 21; thence with the back joint line of said Lot No. 21 N. 79-38 E., 185 feet to an iron pin, joint back corner with Lot No. 22; thence along the back joint line of said Lot No. 22, S. 70-34 E., 226.3 feet to an iron pin, back joint corner with Lots 22, 23, and 24; thence with the joint line of Lot No. 24, S. 17-20 W., 375 feet to an iron pin, the point of beginning, and bounded by said Green Hill Drive, Lots No., 20, 21, 22, 23, and 24.

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

RECORDED IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF GREENVILLE COUNTY, SOUTH CAROLINA
BOOK 1655 PAGE 295
APR 2 1984
STAMP TAX \$04.60
FEE \$18

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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