

EDWARDS, DUGGAN
AND REESE, P.A.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PURCHASE MONEY
MORTGAGE OF REAL ESTATE

Attorneys-at-Law
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MAY 9 4 22 PM '84

ALL WHOM THESE PRESENTS MAY CONCERN:

JOHN R. SMITH

DON R. SMITH AND CYNTHIA A. SMITH

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WHEREAS,

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

P. GORDON BELCHER AND SUE J. BELCHER

(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

Dollars (\$ 60,000.00) due and payable

SIXTY THOUSAND DOLLARS

in substantially equal semi-annual installments of Three Thousand Dollars (\$3,000.00) each beginning six (6) months from date with interest on the unpaid balance from date at the rate of eleven (11%) per centum, per annum, to be computed and paid semi-annually at the time of the principal payment;

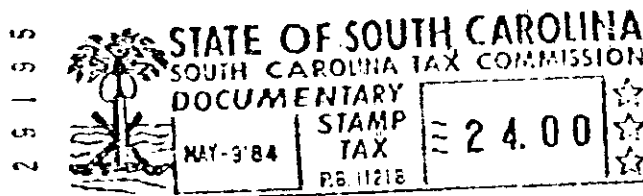
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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

ALL those three adjoining lots of land in the State of South Carolina, in the County of Greenville, in Austin Township, containing a total of 23.73 acres, consisting of a tract of 23.54 acres as depicted on a plat entitled, "Property of Marie S. Vaughn, Nora Simmons, and Mattie Lou Simmons", prepared by C. L. Riddle, Surveyor, and recorded in Plat Book 4-H at page 11 and two adjoining triangular shaped parcels containing 0.09 acres and 0.10 acres, being more specifically described in separate deeds recorded in Deed Book 929 at pages 480 and 489. The subject property fronts on the northeasterly side of Scuffletown Road and is currently shown on the Greenville County Tax Maps as Parcel #7.1, Block 1 on Sheet 559.1.

This is the identical property conveyed to the Mortgagors by deed of the Mortgagees to be recorded of even date herewith and this mortgage is given to secure a portion of the purchase price of the within described property.



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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 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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