

PURCHASE MONEY MORTGAGE

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

VOL 1083 PAGE 366

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, MARK A. FINCHER AND DIANA S. FINCHER

MAY 13 11 51 AM '84
S.C.
R.M.C. OSLEY

(hereinafter referred to as Mortgagor) is well and truly indebted unto J. P. LOOPER AND SARA A. LOOPER
Rt. 2, Box 228E
Pelzer, SC 29669

(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 TWENTY-NINE THOUSAND FIVE HUNDRED AND NO/100-----
Dollars (\$29,500.00) due and payable

per note executed this date or any future modifications, extensions or renewals thereof. The Note contains a clause regarding a variable interest rate, depending upon the FHA rate of interest.

with interest thereon from date at the rate 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:

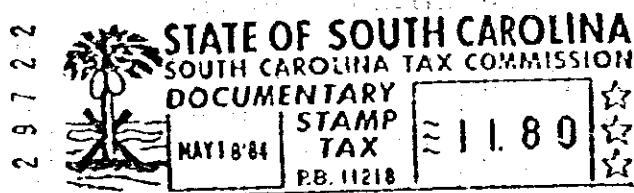
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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 tract, peice, parcel or land, lying, being and situate in Bates Township, Greenville County, State of South Carolina, containing 2.9 acres, at the corner of Tubb's Mountain Road and an unnamed County Road and having, according to a plat prepared by Terry T. Dill, dated August, 1961,* the following metes and bounds, to-wit:
*Said plat recorded in Deed Book 1085 at Page 973, RMC Office, Greenville County.

BEGINNING at a point in unnamed County Road and running thence S. 7-00 E., 385 feet to a stake; thence S. 75-30 W., 40 feet to an iron pin; thence N. 78-16 W., 132 feet to a point; thence running N. 33-00 W., 271.8 feet to a point; thence N. 62-0 W., 181 feet to a point in the corner of Tubb's Mountain Road and unnamed County Road; thence N. 83-50 E., 300 feet to a point in the center of an unnamed County Road; thence N. 79-00 E., 200 feet to a point, the point of beginning.

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

This mortgage isto secure the purchase price for the within property as evidenced by a Purchase Money promissory Note executed this date.



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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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