

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

PURCHASE MONEY  
MORTGAGE OF REAL ESTATE

Mortgagees Address: 110 Page Cityway Company  
2500 White Hampton Blvd  
Greenville SC 29615

TO ALL WHOM THESE PRESENTS MAY CONCERN: VOL 1679 PAGE 810

Aug 30 3 44 PM '84

WHEREAS, Michael R. Griffin and Avonne L. Griffin

(hereinafter referred to as Mortgages) is well and truly indebted unto Carroll Wayne Stewart and Rhyland D. Stewart

(hereinafter referred to as Mortgagee) as evidenced by the Mortgageor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

Ten Thousand Nine Hundred Seven and 14/100ths Dollars (\$ 10,907.14 ) due and payable as follows:

Payments of \$1,200.00 against principal shall be made on April 1, 1985 and April 1, 1986; the remainder of the principal to be due in full on April 1, 1987; and Mortgageors may prepay principal and interest without penalty;

with interest thereon from date at the rate of 13.5% per centum per annum, to be paid monthly, on the first of the month, on \$10,000.00 principal only ( interest payment of \$112.50 per month)

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

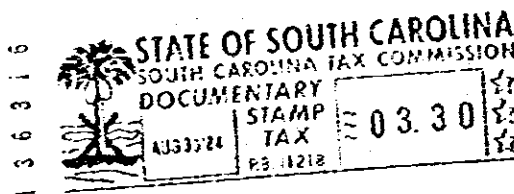
NOW, KNOW ALL MEN, That the Mortgageor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgageor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgageor 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, Highland Township, fronting on Mt. Lebanon Church Road, containing 11.10 acres, more or less, according to Plat of Property of Carroll Wayne Stewart and Rhyland D. Stewart, recorded in the RMC Office for Greenville County, South Carolina in Plat Book 5-T at page 50 and having such metes and bounds and courses and distances as appear by reference to said plat.

THIS is the identical property conveyed to the Mortgageors by deed of Carroll Wayne Stewart and Rhyland D. Stewart to be recorded of even date herewith.

THIS is a Second Mortgage over said property, the First Mortgage being in the name of Lincoln Home Mortgage Company in the original amount of Twenty-Nine Thousand and no/100ths (\$29,000.00) Dollars, and listing Carroll Wayne Stewart and Rhyland D. Stewart as Mortgageors, as recorded in the Greenville County RMC Office in Mortgage Book 1373 at Page 871 and again in Mortgage Book 1375 at Page 952, with both these latter mortgages being recorded on July 28, 1976.

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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 Mortgageor 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 Mortgageor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgageor and all persons whatsoever lawfully claiming the same or any part thereof.

