

Mortgagee: Mr. Lewis B. Langley, 1431 Wimberly Drive, Charlotte, North Carolina 28205

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STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE, S.C.  
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MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, JAMES M. PERRY

(hereinafter referred to as Mortgagor) is well and truly indebted unto LEWIS B. LANGLEY

(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 Thirty Five Thousand and No/100-----

Dollars (\$ 35,000.00 ) due and payable

in accordance with terms of note of even date herewith

with interest thereon from date at the rate of 11.5 per centum per annum, to be paid: monthly

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:

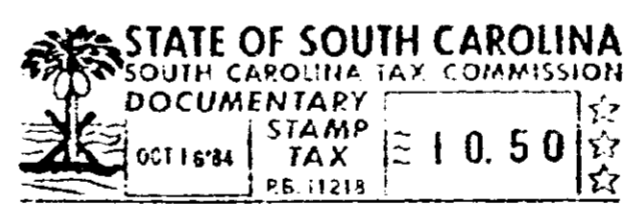
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, O'Neal Township, lying on the eastern side of the Old State Park Road now S.C. Highway No. 253 about four and one-half miles south of Tigerville and bounded on the south by land of Joe Lynn, on the east by B. W. Lynn and on the north and west by other land of Theron C. Bridwell and containing 2.05 acres, more or less, and having the following metes and bounds:

BEGINNING at a nail in the Old State Road, corner of lands of Theron C. Bridwell and Joe Lynn and running thence S. 89-00 E., 393 feet to an iron pin, corner of B. W. Lynn land; thence N. 5-15 E., 220 feet to an iron pin; thence N. 89-52 W., 437.8 feet over iron pin on R. O.W. line of Highway S.C. 253 to nail in center of Highway; thence S. 6-34 E., 214 feet to beginning corner.

This is the same property conveyed to the mortgagor by deed of mortgage recorded simultaneously herewith.

THIS IS A PURCHASE MONEY MORTGAGE.

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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 all of 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 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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