

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

MAY 25 12 38 PM '70

OLLIE FARNSWORTH
R. M. C.

PURCHASE MONEY MORTGAGE

MORTGAGE OF REAL ESTATE

BOOK 1156 PAGE 69

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, WE, DANIEL V. THOMASON AND SANDRA D. THOMASON

(hereinafter referred to as Mortgagor) is well and truly indebted unto JEFF R. RICHARDSON

(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 FOUR THOUSAND AND NO/100

Dollars (\$ 4,000.00) due and payable

at the rate of \$75.00 per month on the first day of each month beginning July 1, 1970 and continuing until principal and interest have been paid in full. Said payments shall be applied first to interest, balance to principal, with mortgagors having privileges of anticipation without penalty. If any balance shall remain at the end of five years after the date of this instrument, such balance shall become immed. due and payable. with interest thereon from date at the rate of eight 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, near the Town of Fountain Inn, containing 3.03 acres, and being known and designated as Lot No. 2 on a revised plat of Shellstone Park, prepared by C. O. Riddle, Surveyor, dated August 1967 and recorded in Plat Book PPP at page 176 and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the southwesterly edge of Shellstone Drive, joint front corner of Lots 2 and 3, and running thence along the line of Lot No. 3, S. 31-46 W. 403.6 feet to an iron pin on the line of property of W. Shell Thackston thence with the line of said Thackston property, N. 57-22 W. 330 feet to an iron pin on the southeasterly side of a future street; thence along the edge of said future street, N. 31-46 E. 373.6 feet to an iron pin; thence with the curve of the intersection of said future street and Shellstone Drive, N. 76-46 E. 35.4 feet to an iron pin on Shellstone Drive; thence along the southwesterly side of Shellstone Drive, S. 58-14 E. 305 feet to the point of beginning.

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.