

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLESEP 24 11 45 AM '76
BONNIE S. TANKERSLEY
R.M.C.PURCHASE MONEY MORTGAGE
MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, we, Stephen L. McNeely and Linda G. McNeely

(hereinafter referred to as Mortgagor) is well and truly indebted unto Harry F. Dilworth and Freddie B. Dilworth, their heirs and assigns forever

(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

Three thousand two hundred Dollars (\$ 3,200.00) due and payable

in equal monthly installments of Fifty (\$50.00) Dollars per month commencing on November 3, 1976 and payable on the third of each and every month until paid in full

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

ALL that lot of land situate on the southwestern side of Sumter Street in the County of Greenville, State of South Carolina, being shown as Lot No. 12 on a plat of Property of E.B. Willis, Jr. dated July 12, 1952, prepared by Piedmont Engineering Service, recorded in Plat Book JJ at page 65 in the R.M.C. Office for Greenville County and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Sumter Street at the joint front corner of Lot 11 and Lot 12 and running thence with Lot 11 S. 49-02 W. 155 feet to an iron pin at the joint rear corner of Lot 11 and Lot 12; thence with Lot 5, N. 23-36 W. 84 feet to an iron pin at the joint rear corner of Lot 4, 5, 11 and 13; thence with Lot 13, N. 49-02 E. 130 feet to an iron pin on Sumter Street, thence with said Street, S. 40-58 E. 80 feet to the point of beginning.

This is the same property conveyed to the Mortgagors by the Mortgagees by deed of even date, Deed Book 1043 at Page 380.



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.

(CONTINUED ON NEXT PAGE)