Mortgagee's address: Box 119, Jackson Grove Rd., Travelers Rest, S.C. **PURCHASE MONEY** 

MORTGAGE OF REAL ESTATE-Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE

**PURCHASE MONEY** 

TO ALL WHOM THESE PRESENTS MAY CONCERN:

DONNIE S. TANKERSLEY R.M.C.

WHEREAS. GLENNIS M. CENTER

(hereinafter referred to as Mortgagor) is well and truly indebted unto MILDRED S. CENTER

(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-Seven Thousand and No/100-----

Dollars (\$ 27,000.00) due and payable in monthly installments of Two Hundred Twenty-Seven and 84/100 (\$227.84) Dollars each, commencing December 1, 1977, and continuing on the 1st day of each month thereafter until paid in full, each of said payments to be applied first to interest at the rate of six (6%) per cent per annum, balance to principal.

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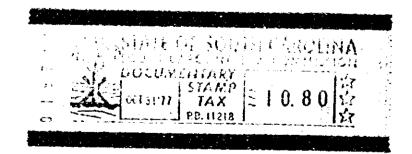
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, the Mortgagee's heirs, successors and assigns:

ALL that certain piece, parcel or tract of land, containing 17.6 acres, more or less, situate, lying and being on the northern side of Jackson Grove Road in the County of Greenville, State of South Carolina and having the following metes and bounds according to plat entitled "Property of Mildred S. Center" dated September 3, 1976, by Campbell & Clarkson, Surveyors, Inc.:

BEGINNING at an iron pin in the center of the old road bed of Jackson Grove Road at the southwestern corner of property now or formerly owned by Jackson Grove Church and running thence with the center of the old road bed S. 89-45 W. 174.4 feet to a point; thence S. 89-45 W. 142.7 feet to a point; thence N. 63-40 W. 178.8 feet to a point; thence leaving said old road bed and running N. 09-10 E. 1,742.97 feet to a point in the center of the river; thence with the river as the line the traverses of which are as follows: S. 58-04 E. 99.39 feet; S. 74-05 E. 100 feet; N. 59-13 E. 40 feet; N. 23-13 E. 130 feet; N. 27-24 E. 102.68 feet; S. 65-14 E. 73.6 feet to a point in the line of property now or formerly owned by Hugh Cowan; thence with the line of said Cowan property and Jackson Grove Church property S. 05-16 W. 1,929.3 feet to the point of beginning. This is the same property conveyed to the mortgagor herein by deed of Mildred S. Center dated October 31, 1977 to be recorded.

This mortgage secures a note representing a portion of the purchase price owed by the mortgagor to the mortgagee for the above described property.



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 is 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 Mortgagoe forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.