

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
PURCHASE-MONEY MORTGAGE
MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Robert J. Sansone,
(hereinafter referred to as Mortgagor) is well and truly indebted unto Pink G. Frady, Jr., and Joye C. Frady

(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 Seventeen Thousand Seven Hundred Fifty and No/100 (\$17,750.00) ----- Dollars (\$17,750.00) due and payable

as set out in the note of even date which this mortgage secures.

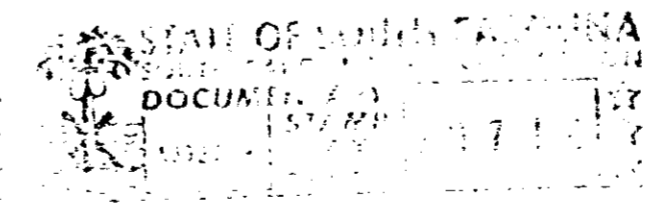
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pay to the Mortgagor per annum, to be paid.

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, on both the easterly and westerly side of Pleasant Hill Road (formerly Lister Bridge Road) and located approximately 3 miles west of Gowensville in Greenville County, S.C., that portion of said tract located on the westerly side of Pleasant Hill Road containing 14.4 acres and that portion located on the easterly side of said Road containing 21.1 acres, according to a survey made by W. N. Willis dated November 28, 1970, and recorded in the RMC Office for Greenville County, S.C., in Plat Book 7-L, at Page 56, and having, according to said plat the following metes and bounds, to-wit: BEGINNING at an iron pin on the westerly side of Pleasant Hill Road joint front corner of property now or formerly of Henson and running thence along the westerly side of said Road, S. 17-40 W. 338.5 feet to an iron pin; thence, S. 38-30 E. 580 feet to an iron pin, corner of property now or formerly of Roberts; thence, S. 4-30 W. 995 feet to an iron pin; thence, S. 36-00 W. 414 feet to an old stone; thence, N. 42-00 W. 498.5 feet to an old iron pin; thence, N. 27-00 W. 377 feet to an iron pin on the westerly side of Pleasant Hill Road; thence, N. 10-10 E. 395.6 feet to a point in the center of Pleasant Hill Road; thence continuing with the center of said Road, N. 32-00 E. 475 feet to a point in the center of said Road; thence leaving said Road and running thence, N. 4-00 W. 204 feet to an iron pin; thence, N. 21-00 E. 162.2 feet to an iron pin; thence, N. 63-00 W. 372 feet to a stone; thence, S. 17-30 W. 122 feet to an iron pin; thence, N. 78-45 W. 301 feet to an iron pin; thence, S. 44-00 E. 360 feet to an iron pin; thence, S. 0-58 E. 267.7 feet to an old stone, corner of property now or formerly of Staggs; thence along the Staggs line, N. 71-43 W. 641 feet to an old stone; thence continuing with Staggs line, N. 17-45 E. 541 feet to a stone; thence, N. 16-00 W. 316 feet to a stone, corner of property now or formerly of Henson; thence, S. 77-50 E. 731 feet to a stone; thence, S. 64-00 E. 453.5 feet to an iron pin, the point of beginning.

This is the same property conveyed to Robert J. Sansone by deed of Pink G. Frady, Jr., being dated August 24, 1979, and recorded simultaneously herewith in Deed Book 1110, at Page 183, of the RMC Office for Greenville County, S.C.



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.

4. 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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