

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
DEC 7 8 57 AM '82
SOUTH CAROLINA
MARRIAGES

Mortgagees Address:
P.O. Box 372
Greer, S.C. 29652

BOOK 1588 PAGE 228

PURCHASE MONEY
MORTGAGE OF REAL ESTATE

Attorneys-at-Law
P.O. Box 126
Greer, S.C. 29651

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, FRANK McELRATH

(hereinafter referred to as Mortgagor) is well and truly indebted unto MARION E. LANFORD, as Trustee Under Declaration of Trust,

(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 One Thousand and no/100ths Dollars \$ 31,000.00 due and payable in 59 monthly installments of \$260.16 each on the second day of each month beginning January 2, 1983 and a 60th installment of \$29,173.91 due and payable on December 2, 1987.

with interest thereon from date at the rate of 9.00 per centum per annum, to be paid: as aforesaid

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, in the City of Greer, fronting on the southerly side of Drace Avenue, a distance of 143.9 feet and being more specifically described in accordance with a plat entitled, "Property of Frank McElrath", prepared by K. T. Gould, Inc., Surveyors, dated November 1, 1982, a copy of which is being recorded of even date herewith.

THIS is the identical property conveyed to the Mortgagor by deed of the Mortgagee to be recorded of even date herewith and this mortgage is being given to secure a portion of the purchase price of the within described property.

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STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
TAX
12.40

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.

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.

RECORDED

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