

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED

REF NV

144 FILE '83

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1983 AUG 25

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:
(PURCHASE MONEY MORTGAGE)

WHEREAS, T A P Investors, a South Carolina partnership,

(hereinafter referred to as Mortgagor) is well and truly indebted unto ROBERT W. MOUNCE AND NELL E. MOUNCE

(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

Twelve Thousand and Six Hundred and 00/100-----Dollars (\$ 12,600.00) due and payable
in monthly installments of \$173.58 beginning September 8, 1983 and a like amount on the
8th day of each month thereafter until paid in full. (10 years)

with interest thereon from _____ date _____ at the rate of Eleven (11%) 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 the improvements thereon, situate on the east side of Pine Knoll Drive, near the City of Greenville, in the County of Greenville, State of South Carolina, being shown on a plat by Freeland and Associates, R.L.S., dated April 15, 1981 entitled "Property of Robert W. Mounce and Nell E. Mounce," which plat is recorded in Plat Book 8M at Page 95, R.M.C. Office for Greenville County, South Carolina and having such metes and bounds as will appear by reference to said plat.

This mortgage is second and junior to that certain mortgage from Robert W. Mounce and Nell E. Mounce to Herman M. Hunger and Laura C. Hunger recorded April 16, 1981 in REM Book 1538 at Page 471 in the original amount of \$43,500.00.

This is the same property conveyed to the Mortgagees by deed of Mortgagors recorded in the R.M.C. Office for Greenville County, State of South Carolina on August 25, 1983. It is given to secure a portion of the purchase price.

(9) Mortgagors agree not to deed, convey, assign by contract or otherwise alienate the described property without the prior written consent of the mortgagees and if such property is deeded, conveyed, assigned by contract, or otherwise alienated, the balance due under this mortgage shall, at the option of the mortgagees, be immediately due and payable.

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 Mortgagee consents that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and lawful authority to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as herein stated. The Mortgagee further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, against the Mortgagor and all persons whosoever lawfully claiming the same or any part thereof.

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