

Mortgagee Address:

Box 4, Piedmont, SC 29673

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

FILED

OFFICE OF THE CLERK

JUN 11 1984

RECORDED

R.M.C.

PURCHASE MONEY MORTGAGE

MORTGAGE OF REAL ESTATE

1638-254

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, BUDDY K. FLOOD

(hereinafter referred to as Mortgagee) is well and truly indebted unto HUBERT W. ASHMORE

(hereinafter referred to as Mortgagor) 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 ONE HUNDRED THOUSAND AND NO/100

Dollars \$100,000.00 due and payable

To be paid in consecutive equal monthly installments in the amount of \$1,000.00 monthly, inclusive of principal and the accrued interest thereon, commencing on the First day of February, 1984, and continuing on the first day of each month thereafter until all indebtedness and accrued interest shall be paid in full.

With interest thereon from date at the rate of NINE (9%) per centum per annum, to be paid: Monthly as above stated with a late charge of Five (5%) Percent of each payment not paid by the Tenth day of each month.

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

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; known as a portion of the Ashmore Fishing Lake Property, and being more particularly described as follows:

BEGINNING at an iron pin at the joint corner with Grantor herein, said point lying approximately 932.9 feet southwest of Fork Shoals Road; running thence from said point N. 0-34 E. 327.1 feet to an iron pin; thence N. 66-12 E 94.7 feet to an iron pin; thence N. 43-47 E. 249.5 feet to an iron pin; thence N. 58-41 E. 115.8 feet to an iron pin; thence N. 43-37 E. 58 feet to a point; thence S. 87-37 W. 751.7 feet, more or less, to an iron pin; thence S. 87-20 W. 557.2 feet to an iron pin; thence S. 86-52 W. 161.8 feet to an iron pin; thence S. 5-48 W. 740.7 feet to an iron pin; thence N. 83-24 E. 403 feet to an iron pin; thence N. 83-20 E. 365 feet to a stone; thence N. 81-56 E. 310 feet, more or less, to the point of beginning.

This being the same property conveyed to mortgagor herein by deed of mortgagee herein dated November 21, 1983, and recorded in the RMC Office for Greenville County, SC in Deed Book 1201 at Page 545 on November 23, 1983.

RECORDED IN THE R.M.C. OFFICE FOR GREENVILLE COUNTY, SOUTH CAROLINA, ON NOVEMBER 23, 1983, AT PAGE 545 OF DEED BOOK 1201.

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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 Mortgagee 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 Mortgagee 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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