

Draco to Mortgagee - P.O. Box 161, Greer, SC 29615

EDWARDS, DUGGAN & REESE,

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PURCHASE MONEY
MORTGAGE OF REAL ESTATE

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

TO ALL WHOM THESE PRESENTS MAY CONCERN

VOL 1557 PAGE 753

WHEREAS, McELRATH & TUCKER, INC.

(hereinafter referred to as Mortgagor) is well and truly indebted unto ERNESTINE H. DONNAN

(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

SIXTY FOUR THOUSAND, AND NO/100ths Dollars (\$ 64,000) due and payable
Principal due and payable in full upon sale of house and 1.15 acres on
Suber Road

with interest thereon from date at the rate of 10.00 per centum per annum, to be paid: monthly beginning 30 days from date (\$533.33 per 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 Greenville, in Chick Springs Township, containing 1.15 acres, according to a survey entitled, "Survey for McElrath and Tucker, Inc.", prepared by Wolfe & Huskey, Surveyors, dated March 19, 1984, to be recorded of even date herewith. Said property fronts on the northerly side of Suber Road a distance of 222.62 feet.

THIS is the identical property conveyed to the Mortgagor by 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
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
APR 17 '84
STAMP TAX
PB. 11218
\$ 25.60

Together with all and singular rights, members, herditaments, 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.

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