

PURCHASE MONEY MORTGAGE

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE

JUL 25 3 23 PM '74

TO ALL WHOM THESE PRESENTS MAY CONCERN:

DONNIE S. TANKERSLEY
R.M.C.

WHEREAS, William G. Gaines, Jr. and Bobbie W. Gaines

(hereinafter referred to as Mortgagor) is well and truly indebted unto J. R. Richardson

(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 **Three Thousand Five Hundred and No/100**
Dollars (\$ 3,500.00) due and payableon or before July 19, 1975, with privilege of anticipation
without penalty,with interest thereon from date at the rate of $7\frac{1}{2}$ per centum per annum, to be paid: July 19, 1975

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 or near the Town of Fountain Inn containing 4.7 acres and being known and designated as Lot No. 24 on a plat of Shellstone Park prepared by C. O. Riddle, Surveyor, recorded in the R. M. C. Office for Greenville County in Plat Book PPP at Page 176 and having, according to said plat, the following metes and bounds to wit:

BEGINNING at an iron pin on the northwesterly side of Lawrence Avenue, joint front corner of Lots 24 and 25 and running thence with the edge of said Lawrence Avenue, N. 31-46 E. 220 feet to an iron pin on said avenue; thence, continuing with the edge of said avenue, N. 36-46 E. 300 feet to an iron pin at the joint front corner of Lots 23 and 24; thence, with the line of Lot 23, N. 53-14 W. 371.7 feet to an iron pin; thence, S. 38-16 W. 560 feet to an iron pin at the rear corner of Lot 25; thence, with the line of Lot 25, S. 58-35 E. 405.1 feet to the point of beginning.



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.

1317
655
060

4328 RV-2