

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. PURCHASE MONEY  
MORTGAGE OF REAL ESTATE

BOOK 1519 PAGE 797

AUG 15 9 46 AM '75  
DONNIE S. TANKERSLEY  
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, ANN F. CLAYTON

(hereinafter referred to as Mortgagor) is well and truly indebted unto SARA ANN LANFORD McNEILL

(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 Five thousand Five hundred and no/100----- Dollars (\$ 5,500.00 ) due and payable

in five equal annual installments on July 1 of each year, with the first such installment being due on July 1, 1975 in the amount of \$1,100.00 being applied to principal,

with interest thereon from date at the rate of Six per centum per annum, to be paid: annually on July 1

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, near the city of Greer, being known and designated as Lot No. 42 on a plat of Sections 1 & 2, Belmont Heights, prepared by Dalton & Neeves Engineers dated July, 1960 and recorded in the R.M.C. Office for Greenville County in Plat Book QQ at Pages 160 and 161 and having such metes and bounds as appear to said plat. LESS, HOWEVER, a small triangular shaped lot previously conveyed off the northerly side of the aforesaid Lot No. 42 by Belmont Heights, Inc. to John Cooley. Said triangular lot has a frontage of 8 feet on the easterly side of Taylor Road. Accordingly, the portion of the original lot conveyed hereby has a frontage of 115 feet on the easterly side of Taylor Road; measures 177.4 feet on its southerly side; 100.5 feet on its rear line; in approximately 183 feet on its northerly line.

This is identical property conveyed to the Grantor by deed of Belmont Heights, Inc. being of record in the R.M.C. Office in Greenville County.

This property is conveyed subject to restrictive covenants, reservations, and any easements of rights of way affecting same.



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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