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FILED
MORTGAGE OF REAL ESTATE BY A CORPORATION of Leatherwood, Walker, Todd & Mann, Attorneys at Law,

PURCHASE MONEY MORTGAGE
STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }
MORTGAGE OF REAL ESTATE BY A CORPORATION
TO ALL WHOM THESE PRESENTS MAY CONCERN:
JUN 20 11 30 AM '76
BONNIE S. TAMMERSLEY
R.M.C.

WHEREAS, AUGUSTA ROAD CORPORATION
a corporation chartered under the laws of the State of SOUTH CAROLINA
(hereinafter referred to as Mortgagor) is well and truly indebted unto NANCY A. ROPER

(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 Ten Thousand Six Hundred Thirty-eight and 41/100
Dollars (\$ 10,638.41) due and payable

in full June 16, 1976,

with interest thereon from date at the rate of eight per centum per annum, to be paid at maturity

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, the Mortgagee's heirs, successors and assigns:

ALL those certain pieces, parcels or lots of land in the City of Greenville, County of Greenville, State of South Carolina, in a subdivision known as "Traxler's Park" and being shown and designated as Lots Nos. 112, 113, and the southern one-half of Lot No. 111, as shown on plat recorded in Plat Book F, at Pages 114 and 115 in the R.M.C. Office for Greenville County, and having according to a survey made by W. J. Riddle, dated August, 1948, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Park Drive and running thence along the line of property now or formerly of R. M. Mills N. 2-40 W. 320.3 feet to an iron pin; running thence along line of property now or formerly of Branyon S. 53-46 W. 346 feet to an iron pin on Augusta Road; running thence along Augusta Road and sidewalk S. 36-24 E. 154.5 feet to a curve; running thence with this curve S. 68-12 E. 60 feet to an iron pin; running thence with Park Drive N. 87-08 E. 150 feet to the beginning corner.

This is a Purchase Money Mortgage, having been executed as partial consideration for conveyance by mortgagee to mortgagor of her one-half undivided interest in the above described premises by deed of even date herewith; provided, however that the lien of this mortgage shall be a second mortgage which is junior in lien to a first mortgage on the above described premises executed this date by mortgagor to First Federal Savings and Loan Association of Greenville, South Carolina, in the amount of \$68,000.00, which mortgage is recorded in the R.M.C. Office for Greenville County, South Carolina in Mortgage Book 1351, at Page 582.



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 Mortgagor covenants that is 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 whatsoever lawfully claiming the same or any part thereof.

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