

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PURCHASE MONEY
MORTGAGE OF REAL ESTATE

1201 4900

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, KENNETH R. GILBERT AND THOMAS S. THOMAS,

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

(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

--EIGHT THOUSAND FIVE HUNDRED & NO/100----- Dollars (\$ 8,500.00) due and payable

Four Thousand and No/100 (\$4,000.00) Dollars on April 6, 1976, and Four Thousand Five Hundred and No/100 (\$4,500.00) Dollars due and payable on July 5, 1976, with no interest. Any outstanding balance ~~with interest at the rate of 8% per annum after July 5, 1976,~~ shall have interest computed at the rate of 8% per annum.

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, State of South Carolina, being shown and designated as 5.35 acres, more or less, on a plat entitled "W. L. Ashmore Estate", said tract being designated "Tina H. A. Taylor Tract", said plat prepared by J. L. Montgomery, III, R.L.S., dated April 3, 1975, and being more particularly described in accordance with said plat, to-wit:

BEGINNING at an iron pin on the joint property line of James E. Ashmore said iron pin being S. 32-03 E. 11 feet from an iron pin which is the joint corner of J. L. Gillespie and James E. Ashmore; running thence along the joint property line of James E. Ashmore S. 32-03 E. 330.33 feet to an iron pin; thence along the joint property line of A. L. Taylor S. 46-13 W. 622.22 feet to an iron pin; thence S. 61-00 W. 245.24 feet to a nail and cap in the center of Fork Shoals Road; thence along the center of Fork Shoals Road N. 16-21 W. 218.07 feet to a point in the center of said Fork Shoals Road; thence leaving Fork Shoals Road and running along the joint property line of J. L. Gillespie N. 42-19 E. 825.54 feet to the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of the Mortgagee herein to be recorded of even date herewith.



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 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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