

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

PURCHASE MONEY MORTGAGE
MORTGAGE OF REAL ESTATE

BOOK 1380 PAGE 297

OCT 13 1 53 PM '76
DONNIE S. TANKERSLEY
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

IDA G. VAUGHN

MORTGAGEES'S ADDRESS:

WHEREAS,

712 E. McBee Avenue,
Greenville, SC

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

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(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 Fourteen Thousand and no/100 (\$14,000.00) Dollars (\$14,000.00) due and payable in two installments; the first installment being January 15, 1977 in the principal amount of \$6,000.00, plus accrued interest; and the second such installment shall be due January 15, 1978 in the principal amount of \$8,000.00, plus accrued interest

with interest thereon from date at the rate of 8 per centum per annum, to be paid as aforesaid

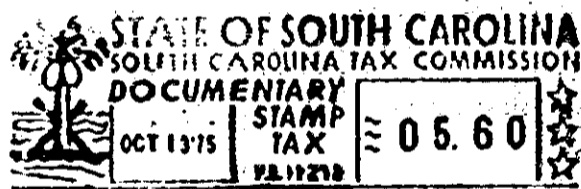
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, Town of Simpsonville, containing 1.1 acres, more or less, lying on the Southerly side of Trade Street and the Northerly side of a railroad spur tract and being designated as Lot No. 1, Block 1 on Sheet 309 of the Greenville County Tax Maps. The subject lot constitutes the unsold portion of a small tract conveyed to J. R. Richardson, Sr. by deed of the First Baptist Church of Mauldin, S. C., recorded on November 19, 1968 in Deed Book 856 at page 303. The said J. R. Richardson, Sr. has previously made conveyances as to two parcels from such tract, such parcels being described in Deeds recorded in Deed Book 860 at page 465 and Deed Book 932 at page 99 respectfully.

THIS is the identical property conveyed to the Mortgagor by deed of the Mortgagee to be recorded herewith.

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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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