

State of South Carolina

COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

BOOK 1387 PAGE 708

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CONNIE S. TANKERSLEY
R.M.C.

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To All Whom These Presents May Concern: We, Tommy Eller and Elizabeth D.

Eller, hereinafter called the Mortgagor(s). SEND GREETING:

WHEREAS, the said Mortgagor(s) in and by their certain promissory note in writing, of even date with these Presents, are well and truly indebted to Miles Crain

hereinafter called Mortgagee, in the full and just sum of

11,800.00 - - ELEVEN THOUSAND EIGHT HUNDRED AND NO/100 (\$11,800.00) - - - - - DOLLARS, to be paid in monthly installments of ONE HUNDRED AND NO/100 (\$100.00) DOLLARS each, beginning December 1, 1976, with like payments on the same day of each month thereafter until paid in full,

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with interest thereon from date at the rate of seven (7%) per centum per annum, to be computed and paid monthly until paid in full; all interest not paid when due to bear interest at the same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, the whole amount evidenced by said note to become immediately due, at the option of the holder hereof, who may sue thereon and foreclose this mortgage; and in case said note should be placed in the hands of an attorney for suit or collection the Mortgagor(s) agrees to pay all costs and expenses including a reasonable amount as attorney's fees, this to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW KNOW ALL MEN, That the said Mortgagor(s), in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Mortgagee according to the terms of the said note, and also in consideration of the further sum of Three Dollars to the said Mortgagor(s) paid by the said Mortgagee at and before the signing of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said Mortgagee, his heirs and assigns:

All that certain parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, Oneal Township, about five miles north of Greer, near Washington Baptist Church, being shown as containing 0.92 acres on a plat of property prepared for Tommy and Elizabeth D. Eller by Wolfe and Huskey, Inc., Surveyors, dated October 21, 1976, recorded in Plat Book 4-0, page 361, and having such metes and bounds as is thereby shown. SUBJECT, HOWEVER, to an easement and right of way for ingress and egress as reflected on said plat, which is reserved to mortgagee.

This being the same property conveyed to mortgagor by deed of mortgagee dated November 18, 1976, to be recorded herewith.

PURCHASE MONEY MORTGAGE

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