

FILED
GREENVILLE CO. S. C.

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BOOK 1396 PAGE 758

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

W. S. TANKERSLEY
REC'D

PURCHASE MONEY MORTGAGE
MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, JOHN STEVEN VERDIN AND BOBBIE JEAN B. VERDIN

(hereinafter referred to as Mortgagor) is well and truly indebted unto GEORGE O'SHIELDS BUILDERS, INC.

P.O. Box 709, Mauldin, S.C. 29662

(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

THREE THOUSAND SIX HUNDRED AND NO/100 ----- Dollars (\$ 3,600.00) due and payable at the rate of One Hundred Dollars (\$100.00) per month, with the first payment being due June 15, 1977 and a like amount due on the 15th day of each month thereafter until paid in full. No interest will be charged if installments paid on due date; otherwise,

with interest thereon from _____ date at the rate of EIGHT per centum per annum, to be paid: Monthly

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, Gantt Township, known and designated as Lot No. 69, according to plat of property of Woodfields, Inc., a subdivision located on the southwest side of Augusta Road, said lot having the following metes and bounds, as shown on plat made by Dalton and Neves, Engineers, March 1947, recorded in the RMC Office for Greenville County in Plat Book S. at pages 6 and 7:

BEGINNING at an iron pin on Ridgeway Drive, joint corner of Lot No. 70; thence along the line of Lot No. 70, N. 45-51 W., 208.4 feet to an iron pin; thence S. 42-45 W., 70 feet to an iron pin, joint rear corner of Lot No. 68; thence along the line of Lot No. 68, S. 45-51 E., 206.7 feet to an iron pin on Ridgeway Drive; thence along Ridgeway Drive, N. 44-09 E., 70 feet to the beginning corner.

This is the same property conveyed to the mortgagors by Deed of Barbara F. Wadhan, dated May 4, 1977, and recorded in the RMC Office for Greenville County in Deed Book 1036 at page 44.

It is understood and agreed that this mortgage shall be second and junior in lien to that certain mortgage held by Collateral Investment Company dated January 13, 1976 and recorded January 14, 1976 in Mortgage Book 1357 at page 935 of the RMC Office for Greenville County.

This mortgage is given to secure a portion of the purchase price.

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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 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 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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