

PURCHASE MONEY MORTGAGE

MORTGAGE OF REAL ESTATE

Mortgagee Address:

21 Ridgeway Ave
Greenville, SC 29607

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
MAY 3 11 36 AM '84

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

WHEREAS, BOBBY DONAL SNYDER, SR. and KATHY ELAINE SNYDER

(hereinafter referred to as Mortgagor) is well and truly indebted unto THOMAS H. NABORS and EUNICE GEORGE

(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 TWENTY SEVEN THOUSAND AND NO/100

Dollars (\$ 27,000.00) due and payable
In 300 consecutive equal monthly installments in the amount of \$294.40, inclusive of principal and the accrued interest thereon, said payments to commence on the First day of June, 1984, and to continue on like date and in like amount until all indebtedness and interest thereon be paid in full; which in any event shall be on or before the First day of May, 2009. Provided, However, that there shall be NO penalty for any early payment in full of the indebtedness. with interest thereon from DATE at the rate of TWELVE AND ONE/HALF (12.50) per centum per annum to be paid: monthly as above stated.

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 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, on the Southern side of Sycamore Drive in the City of Greenville, and being the major portion of Lot No. 106 and a small portion of Lot No. 105, as shown on plat of East Lynne Addition, made by Dalton & Neves in May, 1933, and recorded in Plat Book H. at Page 220, and, according to a survey made by Piedmont Engineering Service on May 16, 1950, is described as follows:

BEGINNING at a stake on the Southern side of Sycamore Drive, 350.2 feet East from Lindsay Avenue, and running thence S. 20-40 W. 173.9 feet to a stake; thence S. 81-09 E 45.0 feet to a stake at corner of Lot 107; thence with the line of said lot, N. 26-57 E 183.2 feet to a stake on Sycamore Drive; thence with the Southern side of Sycamore Drive, N. 86-45 W. 60 feet to the beginning corner.

This being the same property conveyed to Mortgagors herein by deed of Mortgagees, said deed having been dated May 1, 1984, and recorded in the RMC Office for Greenville County of even date herewith.

The Mortgagors covenant and agree:

(A) That should the mortgagor alienate the mortgaged premises by Contract of Sale, Bond for Title or Deed of Conveyance and the within indebtedness is not paid in full; the outstanding principal and accrued interest thereon shall become immediately due and payable.

(B) That should the Mortgagors fail to make payments of principal and interest as due on the promissory note and should any monthly installment become past due for a period in excess of 15 days, the Mortgagee may collect a "late charge" not to exceed an amount equal to five (5%) per centum of any such past due installment in order to cover the extra expense incident to the handling of such delinquent payments.

2 MY 3 84 548

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
TAX
MAY 3 1984
10.80

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.

4.00001

7
2
8
0

2328-11-21