

PURCHASE MONEY MORTGAGE

MORTGAGE OF REAL ESTATE

RE84-63
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RECORDED
GREENVILLE
JUN 27 1984
DEPT. OF REVENUE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, WE, L. DAVID PRUITT AND ANNABEL L. PRUITT, AND/OR ASSIGNS,

(hereinafter referred to as Mortgagor) is well and truly indebted unto HAROLD J. LORD AND FRANCES J. LORD

3 HASTINGS CIRCLE, TAYLORS, SC 29687

(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 FIFTY-SIX THOUSAND FOUR-HUNDRED AND NO/100THS

Dollars (\$ 56,400.00) due and payable

monthly in installments of Five-hundred Forty-Four and 27/100ths (\$544.27) Dollars; no prepayment penalty. The first payment will be due July 1, 1984 and the final payment will become due June 1, 2004. This loan may be assumed. The payments must be postmarked by the 10th day of the month or a 5% penalty will be due and payable; with interest thereon from May 30, 1984 at the rate of ten (10%) per centum per annum, to be paid: according to terms above.

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

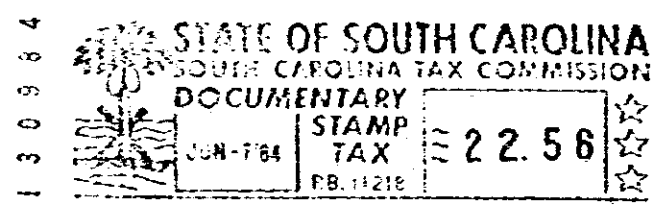
ALL that lot of land with the buildings and improvements thereon situate on the east side of Central Avenue in the Town of Mauldin, Greenville County, South Carolina being shown as Lot 36 on plat of Eastdale Development, recorded in the RMC Office for Greenville, South Carolina, in Plat Book QQ, Page 173, reference being made to said plat for the metes and bounds thereon.

This being the same as that conveyed to L. David Pruitt and Annabel L. Pruitt by deed of Harold J. Lord and Frances J. Lord being dated and recorded concurrently herewith.

The property will stand alone as sole security for the purchase money mortgage.

The buyer will have the first right of refusal should the seller or assigns decide to sell the purchase money note.

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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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