

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

26 31
Purchase Money Mortgage on all
Tracts except tracts 8 & 9.
MORTGAGE OF REAL ESTATE

Edwards and Wood
Attorneys-at-Law
P.O. Box 126
Greer, S.C. 29651

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Stanford Grist and Marilyn Michie Grist

(hereinafter referred to as Mortgagor) is well and truly indebted unto
Ollie N. Morgan

(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

---Forty-six Thousand One Hundred Thirty & 20/100 Dollars (\$ 46,130.20) due and payable due and payable in ten equal semi-annual installments of \$4,613.20 each payable on April first and October first, beginning April 1, 1978,

with interest thereon from date at the rate of eight per centum per annum, to be paid: semi-annually as stated 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, Saluda Township, being shown and designated as Lots 2, 3, 4, 10, 11, 13, and 14 on an unrecorded plat of property entitled "J. C. and Ollie Morgan", dated July 4, 1977, by Martin Smith and Associates, PLS, and having, according to said plat the following metes and bounds, to-wit:

TRACT NO. 2: BEGINNING at an iron pin on the southern side of Old Highway No. 25 and on the western side of an Old Road and running thence, S. 40-57.33 E. 510.52 feet; thence, S. 50-25 W. 320 feet to a point; thence, S. 69-38 W. 357 feet to an iron pin; thence, N. 40-57.33 487.94 feet to an iron pin on the southern side of Old Highway No. 25; thence, along Old Highway No. 25, N. 55-44.34 E. 450 feet to the point of beginning.

TRACT NO. 3: BEGINNING at an iron pin on the southern side of Old Highway 25 at the joint front corner of Tracts 3 and 4, and running thence with Old Highway No. 25, N. 56-2.41 E. 450 feet to an iron pin; thence, S. 40-57.33 E. 582.17 feet to an iron pin; thence, S. 53-15 W. 287.26 feet to a point; thence, S. 72-40 W. 174.81 feet to an iron pin; thence, N. 40-57.33 E. 545.90 feet to the point of beginning.

TRACT NO. 4: BEGINNING at an iron pin on the southern side of Old Highway No. 25 at the joint front corner of Tracts 4 and 5 and running thence with Old Highway No. 25, N. 56-02.41 E. 482.47 feet to an iron pin; thence, S. 40-57.33 E. 545.90 feet to an iron pin; thence, S. 72-40 W. 70.19 feet to a point; thence, S. 50-25.11 W. 414.68 feet to an iron pin; thence, N. 40-57.33 E. 566.62 feet to the point of beginning.

TRACT NO. 10: BEGINNING at an iron pin on the joint corner of Tracts 10 and 11 and running thence, S. 53-15 W. to a point; thence, S. 11-20 W. 173 feet to a point; thence, S. 69-38 W. 357 feet to a point; thence, S. 50-25 W. 320 feet to a point; thence, S. 45-45 E. 310 feet to an iron pin; thence, S. 46-28.34 W. 983.13 feet to an iron pin; thence, N. 40-57.33 W. 292.51 feet to the point of beginning.

TRACT NO. 11: BEGINNING at an iron pin at the joint corner of Tracts 10 and 11 and running thence, S. 40-57.33 W. 292.51 feet to an iron pin; thence, S. 46-28.34 W. 702.61 feet to an iron pin; thence, N. 40-57.33 W. 547.82 feet to an iron pin; thence, S. 50-25.11 W. 191 feet to a point; thence, S. 72-40 W. 245 feet to a point; thence, S. 53-15 W. 287.26 feet to the point of beginning.

(Continued, see attachment)

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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