

THE STATE OF SOUTH CAROLINA,)
 COUNTY OF GREENVILLE.)

PURCHASE MONEY MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Edna L. Seaman, of the City of Greenville, County of Greenville, State of South Carolina, SEND GREETING:

WHEREAS, I the said Edna L. Seaman in and by my certain Bond or Obligation bearing date the 1st day of June, 1944, stand firmly held and bound unto Anne Rel J. Brown, of the Town of St. George, County of Dorchester, State of South Carolina, in the penal sum of Nine Thousand and No/100 (\$9000.00) Dollars conditioned for the payment of the full and just sum of Forty-five Hundred and No/100 (\$4500.00) Dollars, with interest thereon from the date hereof at the rate of Six (6%) per centum per annum, and payable as in and by the said Bond and Condition thereof, reference being thereunto had will more fully appear.

NOW, KNOW ALL MEN, that I the said Edna L. Seaman in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Anne Rel J. Brown according to the conditions of the said Bond; and also in consideration of the further sum of THREE DOLLARS, to me the said Edna L. Seaman in hand well and truly paid by the said Anne Rel J. Brown at and before the sealing and delivery 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 Anne Rel J. Brown.

All that certain piece, parcel or lot of land, with the buildings and improvements thereon, situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, on the East side of Vannoy Street, in the Second Ward of the said City of Greenville, and having the following metes and bounds: Beginning at a stake on the East side of Vannoy Street, 63.8 feet the southeast corner of Vannoy Street and Poinsett Avenue, and running thence S. 63.01 E. 126.5 feet to a stake; thence S26-59 W 60 feet to a stake; thence N63.01W 132.5 feet to a stake on Vannoy Street; thence with said Vannoy Street N33-29E 60 Feet to the beginning corner. Being the same premises conveyed to me, the said Edna L. Seaman by Anne Rel J. Brown by Deed dated this the First day of June, 1944, and this Mortgage is given to secure the balance of the Purchase Money therefor.

TOGETHER with all and singular the rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said premises unto the said Anne Rel J. Brown, her Heirs and Assigns forever. And I do hereby bind my Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the said Anne Rel J. Brown, her Heirs, and Assigns, from and against me, my Heirs, Executors, Administrators and Assigns, and all other persons whomsoever lawfully claiming, or to claim the same or any part thereof.

AND IT IS AGREED, BY AND between the said parties, that the said Mortgagor her Heirs, Executors or Administrators, shall and will forthwith insure the House and Buildings on said lot and keep the same insured from loss or damage by fire, and assign the policy of insurance to the said Anne Rel J. Brown, her Executors, Administrators, or Assigns, and in case he or they shall at any time neglect or fail so to do then the said Mortgagee her Executors, Administrators or Assigns, may cause the same to be insured in their own name, and reimburse themselves for the premium and expenses of such insurance under the mortgage.

PROVIDED ALWAYS, NEVERTHELESS, and it is the true intent and meaning of the parties to these Presents, that if she the said Edna L. Seaman do and shall well and truly pay or cause to be paid unto the said Anne Rel J. Brown the said debt or sum of money aforesaid, with interest thereon, if any shall be due, according to the true intent and meaning of the said Bond and Condition thereunder written, and all sums of money provided to be paid by the Mortgagor her Heirs, Executors, Administrators or Assigns, under the covenants of this Mortgage, then this deed of bargain and sale shall cease, determine and be utterly null and void; otherwise it shall remain in full force and virtue, AND IT IS AGREED, by and between the said parties, that Edna L. Seaman shall hold and enjoy the said Premises until default of payment shall be made.

And it is further agreed and covenanted by and between the said parties, that until the debt hereby secured be paid the said Mortgagor her Heirs, Executors, Administrators or Assigns, shall and will pay all taxes on the property hereby mortgaged, when due and payable, and in case she/they fail to do so, the said Mortgagee her Executors, Administrators, or Assigns, may pay said taxes, together with any costs or penalties incurred thereon or any part thereof and reimburse herself/themselves for the same under this Mortgage.

And it is further agreed and covenanted between the said parties, that in case the debt secured by this Mortgage or any part thereof is collected by suit or action, or this Mortgage be foreclosed or put into the hand of an attorney, or this

For Sale of land see next page