

RICHARDSON AND JOHNSON, P. A. GREENVILLE CO. S. C. 29602

1457 6  
PURCHASE MONEY MORTGAGE

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

FEB 6 12 11 PM '79  
CONNIE S. TANKERSLEY TO ALL WHOM THESE PRESENTS MAY CONCERN:  
R.M.C.

WHEREAS, Carroll H. Jenkins

(hereinafter referred to as Mortgagor) is well and truly indebted unto Donald Paris and Judith Paris

(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 Six Thousand Nine Hundred Fifty and 00/100-----

Dollars (\$ 6,950.00 ) due and payable

according to terms of promissory note executed of even date herewith

with interest thereon from at the rate of per centum per annum, to be paid

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagee'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, being known and designated as Lot 66 on plat of College Heights, which plat is duly recorded in the RMC Office for Greenville County, South Carolina, in Plat Book "P", at Page 75, reference to said plat being hereby craved for a more particular description.

This is the same property conveyed to the mortgagors herein by deed of Donald Paris and Judith Paris, dated January 24, 1979, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1076, at Page 599 on February 6, 1979.

This mortgage is junior in lien to that certain mortgage given by Robert D. Nordlander and Rebecca D. Nordlander to Collateral Investment Company, dated October 10, 1972, in the original amount of \$12,700.00, and recorded in the RMC Office for Greenville County, S. C. in Mortgage Book 1252, at Page 573.

This mortgage is given to secure a portion of the purchase price for the premises hereinabove described.

RECORDED  
FEB 6 1979  
92.80

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.

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