

FILED
GREENVILLE CO. S. C.
STATE OF SOUTH CAROLINA
COUNTY OF Greenville
APR 13 4 07 PM '80
DONN W. W. WERSLEY
R.M.C.

BOOK 1498 PAGE 450
Purchase Money
MORTGAGE OF REAL ESTATE
Rt 1, Box 104

TO ALL WHOM THESE PRESENTS MAY CONCERN: Piedmont,
S.C., 29673

WHEREAS, Jerry M. Stubblefield and Joanne Stubblefield

(hereinafter referred to as Mortgagor) is well and truly indebted unto J. Walter Moon, Jr., Bobbie West M. Green, Lula Grace M. Griffin and Elizabeth Frances M. Tripp,

(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, Five Hundred and no/100ths Dollars (\$ 27,500.00) due and payable

as follows: (1) March 14, 1981--\$2,750.00, plus accrued interest; (2) March 14, 1982--\$11,000.00 plus accrued interest; (3) March 14, 1983--\$3,500.00 plus accrued interest; (4) March 14, 1984--\$10,250.00 plus accrued interest. Mortgagors may anticipate without penalty.

with interest thereon from 3/14/81 at the rate of ten per centum per annum, to be paid annually, on aforesaid dates,

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, in the Moonville Community containing 5 acres according to a plat entitled "Property of J. Walter Moon Estate" prepared by C. O. Riddle, R. L. S., to be recorded herewith. The subject property is located at the northeasterly corner of the intersection of Old Augusta Road and Griffin Road and fronts on said Old Augusta Road a distance of 532.66 feet and fronts on said Griffin Road a distance of 600 feet.

THIS is the identical property conveyed to the mortgagors by deed of the Mortgagees to be recorded herewith and this mortgage is given to secure a portion of the purchase price of the subject property.

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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 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 thereon 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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