

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

REC-1537-244
S. C.
APR 1 1981
DEPT. OF REVENUE
GREENVILLE

PURCHASE MONEY MORTGAGE
MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, HENRY W. GRAHAM, JR. and DIANE T. GRAHAM

(hereinafter referred to as Mortgagor) is well and truly indebted unto GARY R. LOGAN and CYNTHIA P. LOGAN

(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

NINE THOUSAND AND NO/100----- Dollars (\$ 9,000.00) due and payable

according to the terms and conditions of a note of same date;

with interest thereon from _____ date _____ at the rate of 10% per centum per annum, to be paid according to the terms and conditions of a note of same date.

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, designated as Lots 4 and 20 according to the plat of Property of Walter W. Goldsmith and G. C. Gibson, prepared by J. Mack Richardson, Surveyor, dated November, 1959 and recorded in Plat Book QQ at Page 131.

BEGINNING at an iron pin at the joint front corner of Lots 3 and 4 and running with the eastern edge of Harrison Bridge Road S.4-04 W. 275 feet to an iron pin, the joint front corner of lots 4 and 5; thence S.85-56 E. 435.6 feet to a point joining lots 4, 5, 19, and 20; thence N.4-04 E. 275 feet to an iron pin joining lots 3, 4, 20 and 21; thence N.85-56 W. 435.6 feet to the point of BEGINNING. This parcel of land being known as Lot 4.

and

BEGINNING at an iron pin at the joint front corner of lots 19 and 20 N.4-04 E. 275 feet to an iron pin, the corner of lots 20 and 21; thence N.85-56 W. 435.6 feet to an iron pin joining lots 3, 4, 20 and 21; thence S.4-04 W. 275 feet to the joint corner of lots 4, 5, 19 and 20; thence S.85-56 E. 435.6 feet to the point of BEGINNING. This parcel of land being known as lot 20.

The above described property is conveyed subject to all easements, rights of way, restrictions and zoning ordinances of record or on the ground affecting said property.

This property was conveyed to the Mortgagors by deed dated April 1, 1981, from Gary R. Logan and Cynthia P. Logan, recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1145 at Page 634.

The Grantors herein specifically call attention to a 50 foot street shown on the above referenced plat as the eastern boundary of Lot No. 20. Said street has never been opened or cut and the Grantors herein specifically disclaim any responsibility for opening said street and take exception to the existence of said street. It is the intention of the Grantors herein to convey no interest in or right of access to any street or road to the Grantees other than to the Harrison Bridge Road which is the western boundary of Lot 4.

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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