

FILED

GADDY & DAVENPORT, PA., ATTORNEYS AT LAW

State of South Carolina
County of GREENVILLE

GREENVILLE

MAY 21 2 05 PM '83

Mortgage of Real Estate

1695 102

THIS MORTGAGE is dated May 2, 1983

THE "MORTGAGOR" referred to in this Mortgage is Jesse B. Jones, J. Oneal Evans, and Grant W. Sullivan,
whose address is P. O. Box 2668, Greenville, S.C. 29602

THE "MORTGAGEE" is Marie J. Dempsey and Brunette J. Moss,
whose address is Rt. 12, State Park Road, Greenville, S.C. 29609

THE "NOTE" is a note from Jesse B. Jones, J. Oneal Evans, and Grant W. Sullivan,
to Mortgagee in the amount of \$ 9,000.00 dated May 2, 1983. The Note and any documents renewing, extending or modifying it and any notes evidencing future advances are all referred to as the "Note" and are considered to be a part of this Mortgage. The final maturity of the Note is May 10, 1988. The amount of debt secured by this Mortgage, including the outstanding amount of the Note and all Future Advances under paragraph 13 below, shall at no time exceed \$ 9,000.00 plus interest, attorneys' fees not to exceed fifteen (15%) per cent of the unpaid debt, and court costs incurred in collection of amounts due hereunder, and Expenditures by Mortgagee under paragraph 5 below. Interest under the Note will be deferred, accrued or capitalized, but Mortgagee shall not be required to defer, accrue or capitalize any interest except as provided in the Note.

THIS MORTGAGE is given to secure to Mortgagee the repayment of the following amounts, with interest: (a) the indebtedness evidenced by the Note; (b) any Future Advances made under paragraph 13 below; (c) Expenditures by Mortgagee under paragraph 5 below; and (d) attorneys' fees, court costs and other amounts which may be due under the Note and this Mortgage. In consideration of the above indebtedness and for other valuable consideration which Mortgagor acknowledges receiving, Mortgagor does hereby mortgage, grant and convey to Mortgagee, and the Mortgagee's heirs, successors and assigns, the following described property:

ALL of that certain piece, parcel or lot of land, together with improvements thereon, located in the State of South Carolina, Greenville County, on the west side of Washington Road and the south side of Frances Street, having a frontage on Washington of 100 feet and a depth along Frances Street of 120 feet and being the same property conveyed to Eva Z. Jones by deed from the First National Bank as substitute Trustee for the John B. Marshall Estate recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 132, at Page 223, less, however, such parts thereof as have heretofore been conveyed by Deeds from Eva Z. Jones recorded in the R.M.C. Office for Greenville County. This property is identified on the Greenville County Block Book System as Lot 3, Block 12, Sheet 228.

This is the identical property conveyed to the Mortgagors herein by Deed from Marie J. Dempsey and Brunette J. Moss dated May 2, 1983, recorded in the R. M.C. Office for Greenville County, South Carolina.

This is a purchase money mortgage and is given for the purpose of securing the purchase price.

STATE OF SOUTH CAROLINA
RECORDS & DOCUMENTS SECTION
STAMP TAX \$ 03.60

420 3 40571A01

TOGETHER with all and singular rights, members, hereditaments and appurtenances belonging or in any way incident or appertaining thereto, all improvements now or hereafter situated thereon, and all fixtures now or hereafter attached thereto (all of the same being deemed part of the Property and included in any reference thereto);

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