

C-83-175

THIS IS A PURCHASE MONEY MORTGAGE

MORTGAGE OF REAL ESTATE

IN FAVOR OF WHOM THESE PRESENTS MAY CONCERN:

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE S.C.
JUL 29 9 12 AM '83
DONNIE S. LAWRENCE
R.M.C.

WHEREAS, JANE R. JONES

hereinafter referred to as Mortgagor) is well and truly indebted unto WILLIAM DENNIS BLACK

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

Sixteen Thousand and no/100ths-----Dollars (\$16,000.00) due and payable in monthly installments of Two Hundred Twenty-Nine and 56/100ths (\$229.56) Dollars commencing on September 1, 1983 and last payment due August 1, 1993, or until paid in full. There shall be no penalty for prepayment.

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 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

ALL that certain piece, parcel or tract of land, located, lying and being in the County of Greenville, State of South Carolina containing 5 acres on the eastern side of Montague Circle, being known and designated as Tract 3 on a plat by Jones Engineering Services entitled "Property of Jane R. Jones" and recorded in Plat Book 94 at Page 87, in the RMC Office for Greenville County, reference is hereby made for a more complete description thereof.

THIS being the same conveyed to Jane R. Jones by deed of William Dennis Black dated and recorded concurrently herewith.

Mortgagor's Address: Rt. 3, Greenville, S.C. 29609

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
STAMP 308.40

JUL 29 1983

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 its heirs, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

4328 (V.2)