

PURCHASE MONEY MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
S. C.

MORTGAGE OF REAL ESTATE

Vol 1036 - 152

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TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Marshall K. Howard and Ramona K. Howard

(hereinafter referred to as Mortgagor) is well and truly indebted unto Gary E. Carbaugh,

212 Lakewood Terrace
Greenville, S.C.

(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 Fourteen Thousand and No/100

Dollars (\$ 14,000.00) due and payable

as per note executed this date or any future modifications, extensions or renewals thereof

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

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 Mortgagee 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, situate, lying and being in the County of Greenville, State of South Carolina and being on the northern side of Log Shoals Road and having the following metes and bounds, to-wit:

BEGINNING at a point in the center of Log Shoals Road, common corner of the property of Harold A. Trout, and that of Puckett Brothers, Inc. and running thence with the center of Log Shoals Road S. 80-05 W., 199.7 feet to a point in the center of intersection of Log Shoals Road and Standing Springs Road; thence with the center of Standing Springs Road N. 30-17 W., 233.7 feet to a point at said Road; thence continuing with said Road N. 18-18 W., 118.1 feet to a point; thence S. 83-36 E., 213.7 feet to a point on the Puckett Brothers, Inc. line; thence with said line S. 25-15 E., 335.4 feet to a point in the center of Standing Springs Road to the point of beginning.

This being the same property conveyed to the Mortgagors herein by deed of Mortgagee, of even date, to be recorded herewith.

This mortgage is to secure the purchase price for the within property as evidenced by a Purchase Money Promissory Note executed this date.

This conveyance included, as security, a mobile home described as follows: 1963 Knox Mobile Home, serial #5550D1277.

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 thereto 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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