

PURCHASE MONEY MORTGAGE

Mortgagee Address:

110 Brooks Rd
Mauldin, S.C. 29462

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE S.C.

MORTGAGE OF REAL ESTATE

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TO ALL WHOM THESE PRESENTS MAY CONCERN:

Dec 5 1983

DUNN: J. W. WENSLEY

WHEREAS, JOSEPH E. and BETTY C. HOLLIDAY

(hereinafter referred to as Mortgages) is well and truly indebted unto

J. C. BALL and LOIS BALL.

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagee's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of THIRTEEN THOUSAND AND NO/100

Dollars \$13,000.00 due and payable

Due and payable in consecutive equal monthly installments in the amount of \$215.82; such payment inclusive of principal and the accrued interest thereon are to commence on the First day of January, 1984, and continue in like amount and on like date until all indebtedness together with the accrued interest thereon shall be paid in full which shall, in any event, be on or before the First day of December, 1990. With interest thereon from date of the rate of TEN per cent per annum, to be paid monthly as above stated

WHEREAS, the Mortgagee may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagee's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagee, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagee 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, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of

ALL that certain piece, parcel or lot of land, together with all improvements thereon or hereafter constructed thereon, situate lying and being in the State of South Carolina County of Greenville, lying and being on the northern side of Gordon Street in Judson Mill Village No. 2 and being known and designated as the major portion of Lot No. 14, Block C as shown on plat of Judson Mill Village No. 2, said plat being recorded in the RMC Office for Greenville County, SC, in Plat Book K at Pages 1 and 2; said plat being craved for the specific metes and bounds of the within conveyance.

This being the same property conveyed to Mortgagees herein by Deed of Mortgagees herein dated December 1, 1983, and recorded in the RMC Office for Greenville County, SC in Deed Book 1201 at Page 882 of even date herewith.

This mortgage to be additionally secured by 1968 Plantation modular home unit which is in place on the property and permanently attached thereto; having been a part of the originally conveyed 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 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 Mortgagee 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 Mortgagee further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagee and all persons whomsoever lawfully claiming the same or any part thereof.

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