

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILLS
GREENVILLE CO. S.C.

FILED
MAY 11 3 57 PM '76
S. TAYLOR
REC'D

PURCHASE MORTGAGE OF REAL ESTATE

1307-611

TO ALL WHOM THESE PRESENTS MAY CONCERN.

WHEREAS, Curtis E. McKenzie and Doris T. McKenzie

(hereinafter referred to as Mortgagor) is well and truly indebted unto T. L. Maddox and Duffie H. Maddox

(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

---Fifty Thousand and 00/100----- Dollars \$ 50,000.00 due and payable
\$50,000.00 due and payable May 1, 1996, (Obligors have right to prepay principal, in full or in part, at any time without penalty.) with interest thereon from May 1, 1976, at the rate of 7% per annum, said interest to be computed annually on the outstanding principal balance and paid monthly on the 1st day of each month until paid in full; all interest not paid when due to bear interest at rate of 7% per annum.

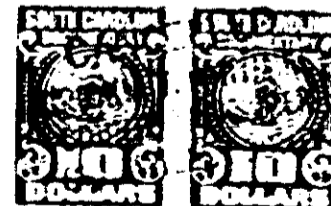
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, containing 38.0 acres, more or less, and being about 2.5 miles northeast of the Town of Fountain Inn, on the south-west side of the Jones Mill road, and having, according to a recent survey and plat prepared by Lewis C. Godsey, R.L.S., May 31, 1956, recorded in the R.M.C. Office for Greenville County in Plat Book FF, Page 422, the following metes and bounds, to wit:

BEGINNING at a point in the center of the Jones Mill Road, at the intersection of said road and an unnamed private road; thence along said private road, N. 89-30 W., 441.1 feet to a point in the center thereof; thence continuing along said private road, N. 68-45 W., 365.1 feet to a point in the center thereof; thence continuing along said private road, S. 40-00 W., 113.3 feet to a spike in said road where the same forks; thence S. 25-00 W., 1610.0 feet to an iron pin; thence S. 49-15 E., 935.0 feet to a point in the Center of a creek; thence along the center of said creek the following traverse courses and distances: N. 7-15 E., 249 feet to a point; thence N. 27-05 E., 102.0 feet to a point; N. 25-00 E., 162.0 feet to a point; N. 89-35 E., 164.3 feet to a point; N. 77-45 E., 131.5 feet to a point; N. 40-25 E., 164.0 feet to a point where said creek intersects a small branch; thence with the center of said branch as the line the following traverse courses and distances: N. 68-45 W., 265.0 feet to a point; thence N. 22-00 W., 265.6 feet to an iron rail; thence along M. N. Jones property, N. 40-00 E., 1228 feet to a point in the center of said Jones Mill Road; thence along the center of said road, N. 43-15 W., 196.5 feet to the point of beginning.

Being the same property conveyed to Curtis E. McKenzie and Doris T. McKenzie by deed of T. L. Maddox and Duffie H. Maddox, dated May 13, 1976, to be recorded herewith.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or pertaining, 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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