

MORTGAGE OF REAL ESTATE—Mann, Foster, Ashmore & Brissey, Attorneys at Law, Justice Building, Greenville, S. C.

STATE OF SOUTH CAROLINA GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE

BOOK 1122 PAGE 165

COUNTY OF GREENVILLE APR 8 10 06 AM 1969

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH
R. M. C.

WHEREAS, PAUL L. McCREIGHT AND SHIRLEY M. McCREIGHT

(hereinafter referred to as Mortgagor) is well and truly indebted unto DAVIDSON S. RAMSEY AND MARGARET W. RAMSEY

(hereinafter referred to as Mortgagee) is evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Two Thousand Nine Hundred Five and 34/100 -----
-----Dollars (\$ 2,905.34) due and payable

Forty and no/100 (\$40.00) Dollars per month beginning May 1st, 1969 and continuing thereafter on the 1st day of each and every month until paid in full, payments to be applied first to interest, balance to principal.

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

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, on the northern side of Brushy Creek Road, Chick Springs Township, about one mile east of the Brushy Creek Church, near the town of Taylors, South Carolina, containing 1½ acres and having, according to a plat of the property of Davidson S. Ramsey and Margaret W. Ramsey, made by John A. Simmons, Registered Surveyor, dated 6/24/59, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northerly side of Brushy Creek Road, corner of property of Alford and Alewine, and running thence along the northerly side of said road, N. 69-52 E., 82.4 feet to an iron pin, corner of the property of Wade; thence along the Wade line N. 25-30 E., 279 feet to an iron pin; thence N. 58-30 W., 110 feet to an iron pin; thence N. 74-50 W., 196 feet to an iron pin; thence S. 9-20 E., 192 feet to an iron pin; thence S. 15-10 E., 204.5 feet to an iron pin, the point of beginning.

This is a purchase money mortgage.

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 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.