

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE, CO. S. C.  
JAN 22 10 34 AM '71  
OLLIE FARNSWORTH  
R. M. C.

BOOK 1178 PAGE 647

PURCHASE MONEY  
MORTGAGE OF REAL ESTATE

ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Verne R. Voll and Marguerite R. Voll

(hereinafter referred to as Mortgagor) is well and truly indebted unto David J. Taylor and Vivian M. Taylor,

(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 One Hundred

Dollars (\$ 100.00 ) due and payable

with interest thereon from date 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 Greenville,

on the southeastern side of Montclair Road and being known and designated as Lot No. 40, Montclair Subdivision, Sec. III and recorded in the RMC Office for Greenville County, South Carolina in Plat Book WWV, Page 57, and having, according to said plat, the following metes and bounds, to wit:

Beginning at an iron pin on the southeastern side of Montclair Road, joint front corner of Lots 40 and 41 and running thence S 60-42 E 150 feet to an iron pin; thence S 29-18 W 90 feet to an iron pin at the joint rear corner of Lots 39 and 40; thence with the common line of said lots N 60-42 W 150 feet to an iron pin on Montclair Road; thence with said Montclair Road N 29-18 E 90 feet to an iron pin, the point of beginning.

This purchase money mortgage is junior in lien to that certain mortgage given by David J. Taylor and Vivian M. Taylor to Cameron - Brown Company dated December 1, 1969 and recorded in REM Book 1143 at Page 619.

Together with all and singular rights, members, herditaments, 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.