

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE, S.C.
MAY 7 4 43 PM '71
OLLIE FARNSWORTH
R.M.C.

PURCHASE MONEY MORTGAGE
MORTGAGE OF REAL ESTATE BOOK 1189 PAGE 605

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, WILLIAM H. GROCE, III AND MARY ELLEN GROCE

(hereinafter referred to as Mortgagor) is well and truly indebted unto BELMONT HEIGHTS, INC.

(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 Six Thousand Two Hundred Fifty and No/100 -----

Dollars (\$ 6,250.00) due and payable

upon closing of a sale of property of the mortgagors located at #320 Endless Dr., Greer, S. C. together with accrued interest from date up to date of sale. If such property located at #320 Endless Dr. is not sold on or before April 1, 1972, mortgagors shall thereupon pay all accrued interest up to such date and shall liquidate the balance due hereunder in monthly installments of \$91.31 per month on the first day of each month with interest thereon from date at the rate of _____ per centum per annum, to be paid: as aforesaid * see below

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, near the City of Greer, being known as all of Lot No. 55 and the southerly one-half of Lot 56 as shown on a plat of Belmont Heights, Sections 1 and 2, prepared by Dalton & Neves, Engineers, dated July, 1960 and recorded in the RMC Office for Greenville County in Plat Book QQ at pages 160 and 161. The property herein conveyed contains a total frontage of 150 feet on the easterly edge of Sheffield Road and runs back therefrom in parallel lines for a total depth of 200 feet.

This is the identical property conveyed to the mortgagors by deed of the mortgagee of even date herewith and is executed to secure a portion of the purchase price of the subject property.

* beginning on April 1, 1972 and continuing until principal and interest have been paid in full. The aforesaid monthly installments of \$91.31 shall be applied first to interest, balance to principal.

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.