

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

GREENVILLE CO. S. C.

NOV 29 1 05 PM '71

PURCHASE MONEY

MORTGAGE OF REAL ESTATE

BOOK 1214 PAGE 687

OLLIE FARNSWORTH WHOM THESE PRESENTS MAY CONCERN:  
R.M.C.

WHEREAS, Marshall E. Davis, Jr. and Gail P. Davis

(hereinafter referred to as Mortgagor) is well and truly indebted unto Marion E. Lanford

(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 ONE HUNDRED FORTY NINE AND 76/100-**

Dollars (\$6,149.76) due and payable at the rate of Seventy Dollars (\$70.00) per month on the 10th day of each month beginning on December 10, 1971 and continuing thereafter until principal and interest have been paid in full. Said payments shall be applied first to interest, balance to principal.

Nov. 10, 1971

with interest thereon from the 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, in the City of Greer, lying on the East side of Lanford Street, and being described as follows in accordance with a plat prepared for Junie D. Mauney, Jr. by H.S. Brockman, Surveyor, dated October 25, 1956:

BEGINNING at an iron pin on the Eastern side of Lanford Street, joint corner of Lots 11 and 12 as shown on a plat of Westmoreland Circle and running thence S. 72-20 E. 67.4 feet to an iron pin; thence S. 18-10 W. 10.8 feet to an iron pin; thence S. 71-10 E. 82.4 feet to an iron pin; thence N. 18-10 E. 71.2 feet to an iron pin; thence N. 72-20 W. 150 feet to an iron pin on Lanford Street; thence along said Lanford Street, S. 17-53 W. 60 feet to the point of beginning.

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

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.