

FILED
STATE OF SOUTH CAROLINA GREENVILLE CO. S. C.
COUNTY OF GREENVILLE 17 10 50 AM '72

PURCHASE MONEY
MORTGAGE OF REAL ESTATE

BOOK 1222 PAGE 579

OLLIE FARNSWORTH
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, JIMMY C. LANGSTON AND ALVIN W. GREEN

(hereinafter referred to as Mortgagor) is well and truly indebted unto

LOIS B. ABBOTT

(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

—TWENTY FIVE THOUSAND SIX HUNDRED AND NO/100— Dollars (\$25,600.00) due and payable at the rate of \$6,400.00 per year on the 10th day of January, beginning on January 10, 1973 and a like amount on the same date of each successive year up to and including 1976, for a total of four annual payments. The aforesaid annual payment shall be reduced by the principal amounts of any payments made during the year prior to such payment for releases of lots by the mortgagor. That is to say, the total minimum payment required for any given year shall be \$6,400.00 to principal with interest thereon from date at the rate of four per centum per annum, to be paid: annually as aforesaid

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 Austin Township, located about three miles north of Simpsonville, South Carolina on S. C. Highway #14, adjoining lands of Alex Pollard, et. al. and more fully described as follows:

BEGINNING at a pin in the center of the Pelham Road near home of M. A. Bramlett, and running thence along said road N. 24-55 E. 483.5 feet to bend in road, thence continuing along said road N. 13-45 E. 208 feet to pin in center of road, thence S. 80-30 E. 967 feet to iron pin, thence S. 17-20 E. 718 feet to pin, Alex Pollard's line, thence along Pollard's line S. 55-35 W. 68 feet to pin, Pollard's corner, thence N. 84-45 W. 1219 feet to pin in the Pollard Road, thence N. 5-22 E. 631 feet to the beginning corner, containing 32 acres more or less, according to plat of survey made by H. S. Brockman on October 22, 1935, less HOWEVER two lots fronting on S. C. Highway #14, one conveyed to C. W. Todd, fronting 150 feet on Highway #14, and one to Tolbert, fronting 100 feet of Highway #14, both recorded in Greenville County, R.M.C. Office.

There is expressly excluded from the lien of this mortgage all those lots, numbered 1 through 12, as shown on a plat entitled "Woodland Village," prepared by Jones Engineering Service to be recorded in the R.M.C. Office for Greenville County. There is also excluded from the lien of this mortgage the proposed streets and roads as shown on said plat of Woodland Village, said streets to be known as Briarwood Lane and Woodland Circle.

In addition, the mortgagee does hereby agree to release from the lien of this mortgage any or all of the remaining lots numbered 13 through 44 on such plat of Woodland Village at the rate of \$800.00 per lot. That is to say, for each \$800.00 paid to principal by the mortgagors, the mortgagee will release one of the aforesaid lots, whether such payments be made on the schedules provided herein or at any other time such releases are desired.

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.