

STATE OF SOUTH CAROLINA GREENVILLE CO. S. C. PURCHASE MONEY MORTGAGE
COUNTY OF GREENVILLE MORTGAGE OF REAL ESTATE

FILED
MAR 23 3 59 PM '74
DONALD S. LANKERSLEY
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, RONNIE B. NELSON AND SHARON HANNON

(hereinafter referred to as Mortgagor) is well and truly indebted unto DON W. MCCORMICK

(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 THREE THOUSAND SIX HUNDRED NINETY-FOUR AND 68/100-----Dollars (\$ 3,694.68) due and payable

at \$50.00 per month on the 15th day of each month beginning on June 15, 1974 until paid in full

with interest thereon from date at the rate of _____ per centum per annum, to be paid: (NO INTEREST CHARGED)

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, being known as Lot #7 and the southerly 25 feet of Lot #6 as shown on a plat of Royal Oak, recorded in the RMC Office for Greenville County in plat book QQ at page 117 and having such metes and bounds as appear by reference thereto. Said lot fronts on the easterly side of MacNees Drive a total distance of 100 feet and runs back therefrom in parallel lines for a depth of 150 feet.

This is the identical property conveyed to the Mortgagors by deed of the Mortgagee of even date herewith and this mortgage is given 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 incidental 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.

RECORDED

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