

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

PURCHASE MONEY MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN.

WHEREAS, Clifton L. Lister

(hereinafter referred to as Mortgagor) is well and truly indebted unto Dr. M. L. 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

Eleven Thousand, Eighty and no/100 Dollars (\$11,080.00) due and payable in three (3) equal annual installments beginning May 18, 1977 and continuing on the same day of the next two succeeding years until principal and interest have been paid in full. Mortgagor shall have privilege of anticipation or prepayment without penalty.

with interest thereon from date at the rate of eight per centum per annum, to be paid annually

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 Oneal township, being a portion of the property shown on a survey for Dr. M. L. Lanford recorded in Plat 5-J at page 101, and containing 6.04 acres according to a plat of Dr. M. L. Lanford, prepared by H. S. Brockman, surveyor, dated May 6, 1975, and having, according to such later plat the following metes and bounds to wit:

BEGINNING at an iron pin on the rear line of a 2.3 acre tract of Charles W. Ivey, Jr. and running thence along the line of Virgil Halliew, N. 14-30 E. 868 feet, to an iron pin; thence along property of Dr. M. L. Lanford, N. 48-30 W. 224.5 feet to an iron pin; thence continuing with said Lanford line, S. 26-30 W. 893 feet to an iron pin at the northwesterly corner of a 2.4 acre tract of Mrs. Geneelia D. Parker; thence S. 62 E. 395 feet to the point of beginning.

THIS is the identical property conveyed to the Mortgagor by deed of Mortgagee of same 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 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.

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