

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PURCHASE MORTGAGE OF REAL ESTATE

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TO ALL WHOM THESE PRESENTS MAY CONCERN:

MORTGAGEE'S ADDRESS: 208 N. Pliny Circle, Simpsonville, S. C. 29681

WHEREAS, JAMES GARRISON HOWARD

(hereinafter referred to as Mortgagor) is well and truly indebted unto M. B. GOODNOUGH

(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 & 00/100----- Dollars (\$ 6,000.00) due and payable

in five (5) equal, consecutive annual installments of One Thousand Two Hundred (\$1,200.00) Dollars each, commencing June 6, 1978, and on the 6th day of June thereafter until paid in full,

with interest thereon from date at the rate of 7% per centum per annum, to be paid: annually

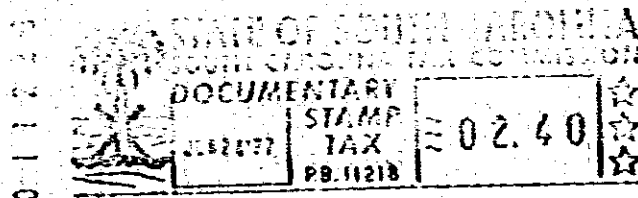
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, Town of Simpsonville, joining lands of T. R. Cox, Mrs. L. O. Green, R.D. Jones, and Main Street in Simpsonville, same being on the western side of Main Street, and known as the Three Story Brick Building formerly occupied by Brown and Armstrong, and having the following metes and bounds, to wit:

BEGINNING at a point on Main Street, corner of T. R. Cox lot and running in a western direction 100 feet to Mrs. L. O. Green's line; thence North 27 feet to R. D. Jones other lot, and thence East 100 feet to Main Street and thence along said Street 27 feet to the beginning corner.

Being the same property conveyed to James Garrison Howard by deed of M. B. Goodnough, dated June 23, 1977, to be recorded herewith in the R.M.C. Office for Greenville County.



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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