

Mortgagors address: 422 Long Street Drive
Greer, S. C. 29651

4328 RV 2

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
JUL 17 4 29 PM '79
DONNIE S. TANKERSLEY
R.M.C.

PURCHASE MONEY MORTGAGE
MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Philip W. Porter and L. David Reid

(hereinafter referred to as Mortgagor) is well and truly indebted unto B. C. Hall and Anne. E. Hall

(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 One Thousand Five Hundred and No/100

----- Dollars (\$1500.00) due and payable

on December 31, 1979.

with interest thereon from July 17, 1979 at the rate of Ten per centum per annum, to be paid:
on or before December 31, 1979

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

All that piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, City of Greenville, on the Southeast side of Alleta Avenue, being shown as Lot No. 30, and a portion of Lot No. 32 on plat of Hillside Terrace, by R. W. Dalton, dated July, 1951 and recorded in the RMC Office for Greenville County, S. C. in Plat Book F at Page 154, and having according to said plat, the following metes and bounds, to-wit:

Beginning at a stake on the Southeast side of Alleta Avenue, 289.6 feet Southwest from Cleveirvine (formerly Hillside Avenue) and running thence S. 25-20 E. 125.9 feet to a stake; thence S. 53-47 W. 100 feet to a stake; thence N. 25-20 W. 125 feet to a stake on Alleta Avenue; thence with the southeast side of Alleta Avenue, N. 53-15 E. 100 feet to the beginning corner.

This is the same property conveyed to the Mortgagors by deed of even date to be recorded herewith from B. C. Hall and Anne E. Hall.

GCTO

JUL 17 79
1060

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DOCUMENTARY
STAMP
JUL 17 1979

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of 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 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.

4328 RV 2