

FILED
GREENVILLE CO. S. C. PURCHASE MONEY MORTGAGE

BOOK 1487 PAGE 578

STATE OF SOUTH CAROLINA Nov 7 4 20 PM '79
COUNTY OF GREENVILLE DONNIE S. TANKERSLEY
R.H.C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, James A. Cape and Sandra K. Cape

(hereinafter referred to as Mortgagor) is well and truly indebted unto Patricia L. Armstrong
107 Sunset Court, Fountain Inn, S.C. 29644

(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 Thirty Three Thousand Seven Hundred Thirty Six and no/100-----Dollars (\$33,736.00) due and payable

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in monthly installments of \$325.88 beginning on December 15, 1979 and continuing on the same date of each month thereafter for 20 years.

with interest thereon from date at the rate of Ten per centum per annum, to be paid: Monthly

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, Dunklin Township, together with buildings and improvements thereon, being known and designated as 33 acres on plat of Patricia L. Armstrong and Lucy B. G. Armstrong as prepared by J. L. Montgomery, III, RLS dated May 10, 1977 and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the edge of Sweetwater Road and running thence across said Road S. 10-04 W., 642.18 feet to a point; thence S. 30-26 E., 538.78 feet to a point; thence S. 11-34 W., 656.07 feet to a point; thence N. 45-28 W., 292.39 feet to a point; thence N. 45-29 W., 952.18 feet to a point; thence N. 46-18 W., 401.46 feet to a point; thence N. 36-02 W., 221.8 feet to a point; thence N. 19-35 W., 485.05 feet to a point in the center of Sweetwater Road; thence with Sweetwater Road approximately 1500 feet to an iron pin, the point of beginning, at joint corner of property now or formerly of Bob Smith Estate and West Virginia Pulp and Paper Company.

This is the identical property conveyed to the mortgagor by deed of Patricia L. Armstrong to be recorded on even date herewith.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DOCUMENTARY
NOV 7 1979
R.H.C.

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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