

MORTGAGEE'S ADDRESS: 722 Cleveland St.
Greenville, S. C. 29601

BOOK 1507 PAGE 851

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

APR 18 1980
SHERSLEY

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

WHEREAS, Diana A. Eldridge,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Grace D. Simmons,

(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 Seventy-one Thousand Five Hundred and No/100-----

----- Dollars (\$ 71,500.00)---due and payable

per terms of said note incorporated herein by reference,

with interest thereon from _____ date _____ at the rate of Nine (9%)---per centum per annum, to be paid:
per terms of said note incorporated herein by reference;

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 certain piece, parcel or lot of land, lying and being on the southwesterly side of Cleveland Street, in the City of Greenville, State of South Carolina, being known and designated as Lot No. 6 on Plat of the subdivision of property of Ruth H. Lynch, prepared by Piedmont Engineering Service, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book XX, at Page 71, and having according to said plat the following metes and bounds, to-wit:

BEGINNING on the southwesterly side of Cleveland Street at the joint front corner of Lots 5 and 6; thence S. 43-48 W., 175 feet along the joint line of said lots to the rear corner of said lots; thence S. 46-12 E., 113 feet to the joint rear corner of Lots 6 and 7; thence N. 43-46 E., 180 feet to Cleveland Street; thence along Cleveland Street N. 48-43 W., 113 feet to the point of beginning.

THIS being the same property conveyed unto the Mortgagor by deed of Grace D. Simmons executed and recorded of even date herewith.

The Mortgagor shall have the right to make pre-payment of any sums due herein.

RECORDS OF SOUTH CAROLINA
DOCUMENTARY
STAMP
\$ 28.00

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.

1580

4328 RV-2