

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

GREENVILLE  
CO. S. C.  
JUN 11 1 26 PM '81  
JOHN H. TALKERSLEY  
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

PURCHASE MONEY MORTGAGE

WHEREAS, STEVEN M. WILSON AND CYNTHIA H. WILSON

(hereinafter referred to as Mortgagor) is well and truly indebted unto WOODROW WILSON JONES AND ELIZABETH V. JONES

(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

TWENTY THOUSAND AND NO/100 ----- Dollars (\$ 20,000.00 ) due and payable

as follows: 35 monthly installments of \$269.87 each beginning July 1, 1981 and a like amount on the first day of each month thereafter with a final installment of \$16,005.85 due on June 1, 1984. Payments are to be first applied to interest and balance to principal.

with interest thereon from date at the rate of 10.5% per centum per annum, to be paid: monthly  
Right to prepay without penalty is reserved. THIS MORTGAGE CONTAINS A BALLOON PAYMENT.

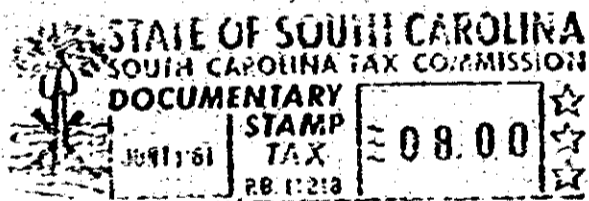
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 56 of a subdivision known as Paris View, Section 1 as shown on plat prepared by J.D. Calmes, Jr. in Plat Book VV at Page 101, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of South Carolina Highway 415, joint front corner of Lots 55 and 56, and running thence along the joint line of said lots, N. 38-23 E. 200 feet to an iron pin; thence N. 51-37 W. 100 feet to an iron pin at the rear corner of Lot No. 57; thence along the line of that lot S. 38-23 W. 200 feet to an iron pin on the northeastern side of South Carolina Highway 415; thence S. 51-37 E. 100 feet to the beginning corner.

This is the same property conveyed to the mortgagors by deed of the mortgagees dated June 4, 1981 and is given to secure a portion of the purchase price.



5. If this property is conveyed by deed, or equitable title is transferred by contract or bond for title, without mortgagees prior written consent, mortgagees may, at their option, declare the remaining balance due under this mortgage immediately due and payable.

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.

REC'D JUN 11 1981

1543 763

4328 RV-2