

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PLEASE MAIL TO: MORTGAGEES ADDRESS: P.O. Box 624
Simpsonville, S.C. 29681

Purchase Money
MORTGAGE OF REAL ESTATE

GR: 150
S.C.
FEB 25 4 54 PM '82
H.M.C.

LETTERS TO ALL WHOM THESE PRESENTS MAY CONCERN: BOOK 1563 PAGE 207

WHEREAS, DOUGLAS L. CARTER and SHARON W. CARTER

(hereinafter referred to as Mortgagor) is well and truly indebted unto
MICHAEL C. JORDAN and REBECCA A. JORDAN

(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

THIRTEEN THOUSAND AND NO/100ths Dollars \$ 13,000.00 due and payable
due and payable in 96 consecutive monthly installments of \$211.29 each,
beginning thirty days from date and continuing until paid in full.
Purchaser has privilege of prepayment without penalty,

with interest thereon from date at the rate of 12.00 per centum per annum, to be paid monthly as aforesaid

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, consisting of 2.45 acres as shown on plat entitled, "Property of Michael C. Jordan", by C. O. Riddle, R. L. S., dated October 16, 1979, to be recorded of even date herewith and having such metes and bounds as appear by reference to said plat. The subject property fronts on the northwesterly side of S. C. Highway 14 a distance of 157.73 feet.

THIS is the identical property conveyed to the mortgagors by deed of the mortgagees to be recorded of even date herewith and this mortgage is given to secure a portion of the purchase price thereof.

It is agreed that any payment not received within fifteen (15) days of due date shall be subject to a late payment penalty of five (5%) percent of the payment amount.

This property may not be sold or transfered in any maaner without the express written consent of Mortgagee and such a sale or transfer without mortgagees' consent shall constitute a breach of this mortgage justifying immediate exceleation and foreclosure.

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX
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Together with all and singular rights, members, herditaments, 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 encumbe. 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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