

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GR... ED
FEB 13 2 07 PM '83
JONNIE R. M. C. ERSLEY

PURCHASE MONEY MORTGAGE
MORTGAGE OF REAL ESTATE

1595 165

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, JONES R. RUMFELT AND CAROLYN RUMFELT

(hereinafter referred to as Mortgagor) is well and truly indebted unto

J. AND M RENTALS, a partnership
P.O. Box 21, Simpsonville, S.C. 29681
(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
Eleven Thousand Five Hundred and 00/100-----
Dollars (\$11,500.00) due and payable

As per note executed this date or any future modifications, extensions or renewals thereof.

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

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, and the Town of Fountain Inn, at the intersection of the Southwest side of Fairview Drive with the Northwest side of Georgia Road, and being shown as all of Lot 2 on a plat of property of Blake P. Garrett, prepared by Piedmont Engineering Service on February 16, 1951, which plat is recorded in the RMC Office for Greenville County, in Plat Book Z at Page 140, and having, according to said plat and survey for James C. Clardy, prepared by Piedmont Engineering Service on March 2, 1953 the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southwest side of Fairview Drive, at the joint front corner of Lots 2 and 3; thence along the joint line of said lots, S. 30-21 W., 64.1 feet to an iron pin at the joint rear corner of Lots 1 and 2; thence along the line of Lot 1, S. 39-03 E., 103.1 feet to an iron pin on the Northwest side of Georgia Road; thence with the Northwest side of said road as the line, N. 54-56 E., 122.9 feet to an iron pin at the intersection of said road with the Southwest side of Fairview Drive, thence with the Southwest side of said Drive as the line, N. 63-37 W., 150 feet to the point of beginning.

This being the same property conveyed to the Mortgagors herein by deed of J and M Rentals of even date, to be recorded herewith.

RECORDED
INDEXED
FEB 13 1983
R.M.C. ERSLEY

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.

4328 RV-21