

State of South Carolina,

PURCHASE MONEY MORTGAGE

COUNTY OF GREENVILLE

REUBEN C. HALBROOKS

SEND GREETING:

WHEREAS, I the said Reuben C. Halbrooks

in and by MY certain promissory note in writing, of even date with these presents am well and truly indebted to Virginia Turner

in the full and just sum of One Thousand and no/100ths (\$1,000.00) (\$1,000.00) DOLLARS, to be paid at c/o R. V. Bowron, Eustis, Florida, 626 N. Center Street, together with interest thereon from date hereof until maturity at the rate of four (4%) per centum per annum, said principal and interest being payable in monthly installments as follows:

Beginning on the 19th day of December 1959, and on the 19th day of each succeeding month of each year thereafter the sum of \$29.53, to be applied on the interest and principal of said note, said payments to continue up to and including the 19th day of October 1962, and the balance of said principal and interest to be due and payable on the 19th day of November 1962; the aforesaid monthly payments of \$29.53 each are to be applied first to interest at the rate of four (4%) per centum per annum on the principal sum of \$1,000.00 or so much thereof as shall, from time to time, remain unpaid and the balance of each monthly payment shall be applied on account of principal.

All installments of principal and all interest are payable in lawful money of the United States of America; and in the event default is made in the payment of any installment or installments, or any part hereof, as therein provided, the same shall bear simple interest from the date of such default until paid at the rate of seven (7%) per centum per annum.

And if any portion of principal or interest be at any time past due and unpaid, or if default be made in respect to any condition, agreement or covenant contained herein, then the whole amount evidenced by said note to become immediately due, at the option of the holder thereof, who may sue thereon and foreclose this mortgage; and in case said note, after its maturity should be placed in the hands of an attorney for suit or collection, or if before its maturity, it should be deemed by the holder thereof necessary for the protection of its interests to place, and the holder should place, the said note or this mortgage in the hands of an attorney for any legal proceedings, then and in either of said cases the mortgagor promises to pay all costs and expenses including (10%) per cent, of the indebtedness as attorneys' fees, this to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW, KNOW ALL MEN, That I the said Reuben C. Halbrooks

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Virginia Turner according

to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to me the said Reuben C. Halbrooks

in hand and truly paid by the said Virginia Turner

at and before the signing of these Presents, the receipt thereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said Virginia Turner

All that certain piece, parcel or lot of land situate, lying and being on the Southeastern side of Gap Creek Road in Chick Springs Township, Greenville County, State of South Carolina, containing 2 1/4 acres, more or less, being known and designated as a portion of the property formerly owned by Timmon P. Potts, and having the following metes and bounds:

BEGINNING at an iron pin on the Southeastern side of Gap Creek Road and running thence S. 62-00 E. 210 feet, more or less, to an iron pin; thence in a Northeasterly direction and parallel with Gap Creek Road 455 feet to an iron pin; thence N. 62-00 W. 210 feet to Gap Creek Road; thence with Gap Creek Road in a Southwesterly direction 455 feet to the point of beginning.

This is the identical property conveyed to the grantor herein by deed of Mamie E. Smith, dated December 1, 1956, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 566 at page 488.

The premises described hereinabove is referred to as the Turner lot and appears on a plat of the property of J. C. Hill, Trustee, dated January 24, 1957, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book KK at page 119.