

GREENVILLE CO. S. C.

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BOOK 1217 PAGE 658

MORTGAGE BY A CORPORATION

Office of Kendrick, Sigmund & Johnson, Attorneys at Law, Greenville, S. C.

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern: BOCAR ENTERPRISES, INC.

(herein called mortgagor) SENDS GREETING:

WHEREAS, the said mortgagor, Bocar Enterprises, Inc.

a corporation chartered under the laws of the State of South Carolina, is well and truly indebted

to the mortgagee James Irwin McKee

in the full and just sum of Five Thousand Three Hundred Ten and 40/100 (\$5,310.40)

Dollars, in and by its certain promissory note in writing, of even date herewith, due and payable on or before ninety (90) days from date,

with interest from _____ date _____, at the rate of seven (7%)

percentum until paid; interest to be computed and paid on maturity

until paid in full; all interest not paid when due to bear interest at same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, the whole amount evidenced by said note to become immediately due, at the option of the holder hereof, 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 ten per cent of the indebtedness as attorney's fee, 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 the said mortgagor, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said mortgagee, according to the terms of said note, and also in consideration of the further sum of Three Dollars to the said 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 said James Irwin McKee, his heirs and assigns forever:

All that certain piece, parcel or lot of land lying and being on the northerly side of Cape Charles Drive, near the City of Greenville, S. C., and being designated as Lot No. 72 on plat entitled "Map of Pelham Estates" as recorded in the RMC Office for Greenville County, S. C., in Plat Book PPP, pages 28 and 29, reference made thereto for the metes and bounds of said lot.

This mortgage is subordinate and junior to a construction mortgage to be obtained by the mortgagors from Carolina Federal Savings and Loan Association in the amount of \$40,000.00.

THIS IS A PURCHASE MONEY MORTGAGE.