

OLLIE FARNSWORTH
 State of South Carolina,

PURCHASE MONEY MORTGAGE

County of GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, J. Frank Ogletree, Jr.,

(herein called mortgagor) SEND GREETING:

WHEREAS, the said mortgagor J. Frank Ogletree, Jr.

in and by a certain promissory note in writing, of even date with these Presents is well and truly indebted to
Liberty Properties Corporation of South Carolina in the
 full and just sum of Thirty-Five Thousand and No/100
 (\$35,000.00) DOLLARS, together with interest thereon at the rate of eight
eight (8%) per centum per annum, payable as follows:

Interest on said unpaid principal balance shall be due and payable in consecutive semi-annual instalments, beginning July 1, 1972 and continuing on the first day of each January and July thereafter until the unpaid principal balance has been paid in full.

Principal and all accrued and unpaid interest shall be due and payable on the 1st day of January, 1976.

All instalments 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 instalment or instalments, or any part thereof, as therein provided, the same shall bear simple interest from the date of such default until paid at the rate of eight per centum per annum.

And if at any time any portion of principal or interest shall be past due and unpaid, or if default be made in respect to any condition, agreement or covenant contained herein, then the whole sum of the principal of said note remaining at that time unpaid together with the accrued interest, shall become immediately due and payable, at the option of the holder thereof, who may sue thereon and foreclose this mortgage; and if 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 and mortgage in the hands of an attorney for any legal proceedings; then and in either of such cases the mortgagor promises to pay all costs and expenses including a reasonable attorney's fee, these 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 Liberty Properties Corporation of South Carolina according to the terms of the 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 said Liberty Properties Corporation of South Carolina at and before the signing 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 Liberty Properties Corporation of South Carolina, its successors and assigns:

All that piece, parcel or lot of land situate, lying and being on the eastern side of East Round Hill Road near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lots Nos. 108 and 109 and Tract No. One as shown on a plat labeled "Survey for Green Valley Estates" prepared by Piedmont Engineers and Architects, dated August 4, 1969 and revised October 15, 1971, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 4L, page 197, and having according to said plat the following metes and bounds:

BEGINNING at a point on the eastern side of East Round Hill Road at the joint front corner of Lots Nos. 107 and 108, and running thence with the eastern side of East Round Hill Road N 12-21 W 100.0 feet; thence N 23-28 W 85.0 feet to a point at the joint front corner of Lots Nos. 108 and 109; thence continuing with East Round Hill Road N 33-37 W 366.8 feet to a point on the southern side of S. C. Highway 103, where East Round Hill Road and S. C. Highway 103 intersect; thence with the