

MORTGAGE OF REAL ESTATE—Form Prepared by **Harwood, Perry, Hunt, Hunter & Johnson, Attorneys at Law, Greenville, S. C.**

FILED

GREENVILLE CO. S. C.

BOOK 1218 PAGE 546

The State of South Carolina,

JUN 7 3 19 PM '72

PURCHASE MONEY MORTGAGE

County of GREENVILLE

OLLIE FARNSWORTH R.M.C.

To All Whom These Presents May Concern

JOSHUA E. VARAT

SENDS GREETING

Whereas, I, the said Joshua E. Varat

in and by my certain promissory note in writing, of even date with these presents, am well and truly indebted to Junius H. Garrison, Jr., Roy F. Hunt, Jr., A. Foster McKissick and J. Cooper Shackelford

in the full and just sum of Twenty Thousand and no/100ths (\$20,000.00) Dollars

to be paid in five equal annual installments of \$4,000.00 each, beginning one year from date and continuing on a like day of each succeeding year until paid in full

with interest thereon from date

at the rate of 6 1/2 per centum per annum, to be computed and paid at the same time as, and in addition to, the aforesaid principal payments

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, then 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 his or 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 attorney's 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 Joshua E. Varat

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Junius H. Garrison, Jr., Roy F. Hunt, Jr., A. Foster McKissick and J. Cooper Shackelford

according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to me, the said Joshua E. Varat

in hand well and truly paid by the said Junius H. Garrison, Jr., Roy F. Hunt, Jr., A. Foster McKissick and J. Cooper Shackelford

at and before the signing of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released and by these Presents do grant, bargain, sell and release unto the said Joshua E. Varat

All that piece, parcel or tract of land situate, lying and being on the Southern side of Lehardt Road near the City of Greenville, County of Greenville, State of South Carolina, and having according to a plat prepared by John E. Woods, R.L.S., dated November 6, 1970, and revised March 23, 1971, entitled "Survey for Junius H. Garrison" and recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book 4M at page 51, the following notes and bounds:

BEGINNING at an iron pin on the Southern side of the right of way for Lehardt Road, which iron pin is located in the S. W. 1/4 of the edge of the right of way for the Southern Railway Company and turning thence S. 55-35 E. 100.00 feet to an iron pin on the Eastern side of