

MORTGAGE OF REAL ESTATE  
REG. J. 22  
COMPLIED WITH  
STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

Office of W. H. Burgess, Freeman & Parham, P.A. Greenville, S. C.  
1412S 4 14 PM '73  
DONNIE S. TANKERSLEY  
R.M.C.

BOOK 1282 PAGE 629

PURCHASE MONEY  
MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Walter S. Griffin, T. C. Threatt,  
C. R. Maxwell & Frank B. Halter (hereinafter referred to as Mortgagor) SEND (S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto Earl Bayne and Frances B. Bayne (hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's <sup>purchase money</sup> note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Seventy-One Thousand and No/100-----DOLLARS (\$ 71,000.00 ) with interest thereon from date at the rate of 7 per centum per annum, said principal and interest to be repaid as follows:

Principal payable in three (3) equal annual installments on the anniversary date of said Note in calendar years 1974, 1975, and 1976; interest payable annually on dates of principal installments; with right of prepayment without penalty at any time.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced 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 heirs, successors and assigns the following described piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon:

As more fully described on Exhibit "A" attached hereto and made a part hereof.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and any other equipment or 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.