

GREENVILLE CO. S. C.

JUL 23 4 30 PM '73

BOOK 1285 PAGE 383
PURCHASE MONEY MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
BOHIE S. TANKERSLEY
R.H.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Frank S. Leake, Jr., G. Sidney Garrett and J. Calvin Summey
(hereinafter referred to as Mortgagor) is well and truly indebted unto Grace P. B. Costello and
Richard W. Costello

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are
incorporated herein by reference, in the sum of **Thirty-Four Thousand, Six Hundred Twenty-Five**
& 00/100----- Dollars **34,625.00** dot and payable

Principal payable as follows: \$10,000.00 on July 17, 1974; \$10,000.00 on
July 17, 1975; \$10,000.00 on July 17, 1976 and \$4,625.00 on July 17, 1977

payable annually on the same date as principal, to be computed & paid

with interest ~~at the rate of Seven (7%)~~ ~~percent per annum~~ ~~in addition to principal payments~~ at the rate of Seven (7%)
percent per annum, in addition to principal payments

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced 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 Mortgagee 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 successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and
being in the State of South Carolina, County of GREENVILLE, City of Mauldin, on the Western
side of East Butler Road and shown as 12.75 Acres, more or less, on
a Plat entitled "Property of Richard W. and Grace B. Costello, by
T. H. Walker, Jr., dated May 5, 1973, and recorded in the R.M.C.
Office for Greenville County in Plat Book _____, Page _____, and
having, according to said Plat, the following metes and bounds, to-wit:
BEGINNING at an iron pin on the Northwestern edge of East Butler Road,
joint front corner with property of Wesleyan Methodist Church and running
thence with the line of said church property N. 45-32 W. 774.85 feet
to an old iron pin; thence N. 21-45 E. 15.5 feet to an iron pin; thence
S. 69 E. 72.6 feet to an iron pin; thence along the line of property of
Philip T. Bradley N. 33-18 E. 679.5 feet to an iron pin on the South-
western side of Corn Road; thence with the edge of said Corn Road
S. 77-51 E. 345.5 feet to an iron pin at the rear corner of property
of Martha Frances Chandler; thence along said Chandler lot S. 12-29 W.
304 feet to an iron pin; thence continuing with said Chandler lot
S. 73-02 E. 230 feet to an iron pin; thence along the curve of the
Northwestern edge of East Butler Road as follows: S. 12 W. 200 feet
to an iron pin, S. 26-32 W. 220 feet to an iron pin, S. 40-35 W.
195.8 feet, and S. 44-28 W. 168.7 feet to the point of beginning.

This is the same property conveyed to the Mortgagors by deed of
Grace P. B. Costello and Richard W. Costello, to be recorded on
even date herewith.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incidental or ap-
pertaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting
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.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinafore described in fee simple absolute, that it has good right
and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances
except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the
Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

4328 NY-2