

TO ALL WHOM THESE PRESENTS MAY CONCERN:

PURCHASE MONEY MORTGAGE

WHEREAS, PARA-CHEM SOUTHERN, INC.

(hereinafter referred to as Mortgagor) is well and truly indebted unto MARY ALICE LEAKE RUMFELT, JOHN C. LEAKE, JR. AND ROBERT THOMAS LEAKE

(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 Forty-One Thousand One Hundred Twenty and 84/100----- Dollars (\$ 41,120.84) due and payable

Sixteen Thousand Seven Hundred Ninety-Five and 83/100 (\$16,795.83) Dollars plus interest on principal at Eight (8%) percent per annum on March 15, 1974; and Twenty-Four Thousand Three Hundred Twenty-Five and 01/100 (\$24,325.01) Dollars plus interest on remaining principal at Eight (8%) percent per annum on March 15, 1975;

with interest thereon from date at the rate of _____ per centum per annum, to be paid:

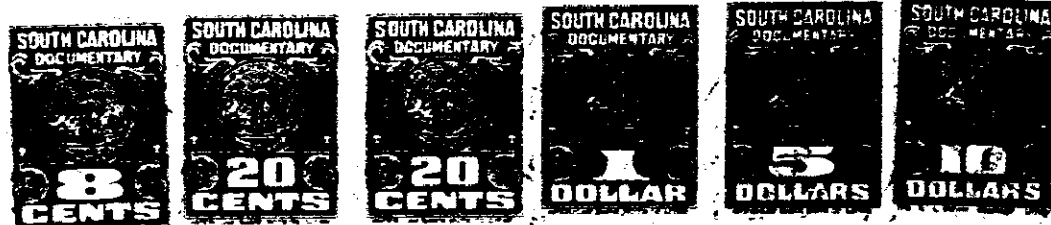
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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 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 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, near the Town of Fountain Inn, on the Eastern side of the Old Laurens Road, presently known as South Carolina Highway # 14, containing 27.8 acres, more or less, according to a plat of "Property of Mary E. Leake Estate" prepared by Campbell and Clarkson Surveyors, Inc., R.L.S., dated August 22, 1973, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point in the Eastern edge of the Old Laurens Road, presently known as South Carolina Highway # 14, which point is approximately 1,500 feet North of the intersection of the Eastern edge of said road and Bryson Drive, running thence along the edge of said Old Laurens Road, N. 38-04 W. 1,267.54 feet to a point in the Eastern edge of said road; thence N. 81-32 E. 1,483.20 feet to an old iron pin; thence S. 09-47 W. 532.8 feet to an iron pin; thence N. 79-24 E. 830 feet to an old iron pin; thence S. 07-44 W. 135.3 feet to an old iron pin; thence S. 72-25 W. 437.7 feet to an old iron pin; thence S. 59-22 W. 1,133.22 feet to the beginning point in the edge of the Old Laurens Road.

This being the same property devised to Mary Alice Leake Rumfelt, John C. Leake, Jr. and Robert Thomas Leake under ITEM X of the Last Will and Testament of Robert Bryson, said will being on file in the Office of the Probate Court for Greenville County in Apartment 281, File 1, wherein Mary E. Leake held a life estate. The said Mary E. Leake died in Greenville County on April 29, 1973, and thereafter the remainder interest in this property passed to the Mortgagees herein.



Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, 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 hereinabove 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.