

FILED
GREENVILLE
JUN 13 1 04 PM '74
DONNIE S. TANKERSLEY
R.M.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PURCHASE MONEY
MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN Old Mill Properties, a South Carolina partnership

(hereinafter referred to as Mortgagor) SEND (S) GREETING

Frank Guarino,

WHEREAS, the Mortgagor is well and truly indebted unto Vincent A. Guarino, & Salvatore J. (hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, Guarino the terms of which are incorporated herein by reference in the sum of One Hundred Thirty-Two Thousand Six Hundred Thirty-Four and No/100----- DOLLARS (\$ 132,634.00-- with interest thereon from date at the rate of 8% per centum per annum, said principal and interest to be repaid as follows:

Interest only for one year, said interest installment due and payable on anniversary date hereof, principal balance due and payable in four (4) equal annual installments of \$33,158.50 each, together with accrued interest on each installment, such installments being due and payable on the anniversary date hereof in calendar years 1976, 1977, 1978 and 1979.

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

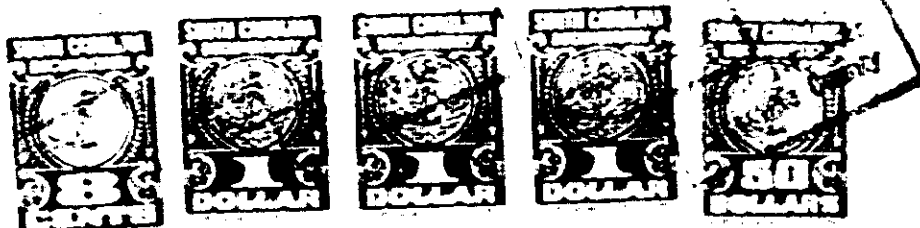
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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 parcel or lot of land, with all improvements thereon, or hereafter constructed thereon

SEE EXHIBIT "A", ATTACHED HERETO AND MADE A PART HEREOF.

This purchase money mortgage is given in partial payment of the purchase price for the property described herein, and is subject and subordinate to the following purchase money mortgages, each of which affects a portion of said property:

- (1) Mortgage granted to Louise L. Coleman, recorded in Mortgage Book 1252 at Page 485, having an outstanding principal balance of \$21,766.00.
- (2) Mortgage granted to Mrs. Hettie S. Gresham, recorded in Mortgage Book 1220 at Page 595, having an outstanding principal balance of \$11,200.00.
- (3) Mortgage granted to Lillian L. McDonald, recorded in Mortgage Book 1177 at Page 53, having an outstanding principal balance of \$10,400.00.

The lien of this mortgage is also hereby made subject and subordinate to the lien of that certain mortgage of even date herewith granted by Old Mill Properties to First Piedmont Mortgage Company, Inc., a South Carolina corporation, securing a promissory note in the face amount of \$750,000.00.



Together with all and singular the rights, in rights, benefits, and appurtenances to the same belonging or in any way attached or pertaining, and all the profits, issues, and gains which may arise or be had thereon, and include all heretofore, and hereafter, and any other payment or interest now or hereafter attached, connected, or related thereto, in any way, and the use and enjoyment of the same hereto, shall survive and be binding upon the heirs, successors, and assigns of the Mortgagor.

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