

State of South Carolina,

PURCHASE MONEY MORTGAGE

COUNTY OF GREENVILLE

M. Lee Guthrie and Barbara C. Guthrie

SEND GREETING:

WHEREAS, we the said M. Lee Guthrie and Barbara C. Guthrie

in and by our certain promissory note in writing, of even date with these presents are well and truly indebted to Clyde W. Miller, Jr. and Louise K. Miller

in the full and just sum of Thirty-nine Thousand and No/100

(\$ 39,000.00) DOLLARS, to be paid at half in Greenville, S. C., together with interest thereon from date hereof until maturity at the rate of Eight and one-half (8 1/2 %) per centum per annum, said principal and interest being payable in 300 monthly installments as follows:

Beginning on the tenth day of February 1975, and on the tenth day of each succeeding month of each year thereafter the sum of \$ 314.04, to be applied on the interest and principal of said note, said payments to continue up to and including the tenth day of December 1999 and the balance of said principal and interest to be due and payable on the tenth day of January 2000; the aforesaid monthly payments of \$ 314.04 each are to be applied first to interest at the rate of Eight & one-half (8 1/2 %) per centum per annum on the principal sum of \$ 39,000.00 or so much thereof as shall, from time to time, remain unpaid and the balance of each monthly payment shall be applied on account of principal.

All installments of principal and all interest are payable in lawful money of the United States of America; and in the event default is made in the payment of any installment or installments, or any part hereof, as therein provided, the same shall bear simple interest from the date of such default until paid at the rate of seven (7%) per centum per annum.

And if any portion of principal or interest be at any time past due and unpaid, or if default be made in respect to any condition, agreement or covenant contained herein, then the whole amount evidenced by said note to become immediately due, at the option of the holder thereof, 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 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 attorneys' 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 we the said M. Lee Guthrie and Barbara C. Guthrie, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Clyde W. Miller, Jr. & Louise K. Miller according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to US

Guthrie, the said M. Lee Guthrie and Barbara C. Guthrie in hand and truly paid by the said Clyde W. Miller, Jr. & Louise K. Miller at and before the signing of these Presents, the receipt thereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said Clyde W. Miller, Jr. and Louise K. Miller

ALL that certain piece, parcel or lot of land situate, lying and being on the northern side of St. Augustine Drive in the County of Greenville, State of South Carolina, being known and designated as Lot No. 16 as shown on a plat entitled "Pelham Estates" dated July, 1966, prepared by C. O. Riddle, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book PPP at Pages 28 and 29 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of St. Augustine Drive at the joint front corner of Lots Nos. 15 and 16 and running thence with the line of Lot No. 15, N. 13-57 W. 332.4 feet to an iron pin in the line of property now or formerly of Mrs. Helen Hudson; thence with the line of said Hudson property, S. 58-43 E. 330 feet to an iron pin at the joint rear corner of Lots Nos. 16 and 17; thence with the line of Lot No. 17, S. 31-17 W. 200 feet to an iron pin on the northern side of St. Augustine Drive, thence with the curve of the northern side of said St. Augustine Drive, the chord of which is N. 78-43 W. 100 feet to the point of beginning.

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