

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

PURCHASE MONEY MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, P. L. BRUCE COMPANY, A LIMITED PARTNERSHIP (hereinafter referred to as Mortgagor) is well and truly indebted unto C. T. WYCHE, AS TRUSTEE UNDER THE WILL OF P. L. BRUCE (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 Two Hundred Ninety-eight Thousand and No/100 Dollars (\$298,000.00), due and payable in accordance with terms of said promissory note executed by Mortgagor to Mortgagee, with interest thereon from date at the rate of eight (8%) per cent per annum, to be paid as provided in said note.

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 piece, parcel or lot of land in Greenville Township Greenville County, State of South Carolina, with the buildings and improvements thereon, situate, lying and being on the east side of the New Buncombe Road (U. S. Highway No. 25), on the north side of Clayton Street, and on the west side of Paris Mountain Road, being known and designated as the major portion of Lots 59 and 60; all of 61, a portion of Lot 62, and a small portion of Lot 57, as shown on plat of property of the Estate of J. M. Perry, recorded in the Office of the R.M.C. for Greenville County in Plat Book F, Page 127, and revised plat recorded in said Office in Plat Book H, Page 183, and having the following metes and bounds, to-wit:

RECORDED

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