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DONNIE S. TANKERSLEY
MORTGAGE OF REAL ESTATE—Offices of John G. Cheros, Attorney at Law, Greenville, S. C.

BOOK 1431 PAGE 507

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

PURCHASE MONEY MORTGAGE
MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Loyd G. Boyer and Dee A. Smith (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto Wayne B. Smith

(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 One Hundred Twelve Thousand Four

Hundred Twenty and 80/100 June 3, 1978 ----- DOLLARS (\$112,420.80),
with interest thereon from ~~date~~ at the rate of eight per centum per annum, said principal and interest to be repaid:

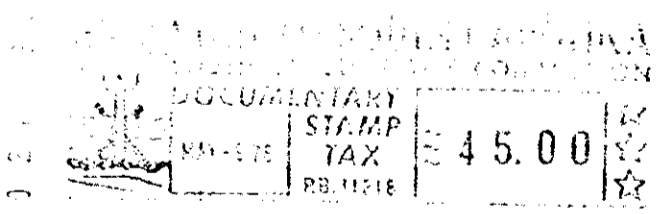
The sum of \$10,000 payable on January 2, 1979; \$27,473.60 plus interest on June 3, 1979; \$37,473.60 plus interest on June 3, 1980; \$37,473.60 plus interest on June 3, 1981. Mortgagee agrees to release twenty (20%) per cent of the subject property from the lien of this mortgage at any time with no principal or interest payments necessary to obtain such release. Mortgagee further agrees to release additional property from the lien of this mortgage upon Mortgagors substituting as collateral therefor a federally insured certificate of deposit in the amount of \$6,000 for each acre released or other collateral acceptable to Mortgagee **

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,

All that piece, parcel or lot of land lying in the State of South Carolina, County of Greenville, shown as 39.628 acres net (less 8 acres, more or less, more fully described in a deed from Wayne B. Smith to William Sloan Smith, recorded in Deed Book 1075, at page 533 on March 17, 1978) said 39.628 acres being shown on plat of Property of Wayne B. Smith and William Sloan Smith, recorded in Plat Book 6M at page 51 and having such courses and distances as will appear by reference to said plat.

Being the same property conveyed by Wayne B. Smith by deed recorded herewith.



** in the name of a trustee for the Mortgagors and the Mortgagee. Substitute collateral and annual earnings thereon may be applied to the annual installments when due.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and any other equipment or 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.

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