

The State of South Carolina,
County of GREENVILLE

PURCHASE MONEY MORTGAGE

To All Whom These Presents May Concern:

MONTAGUE G. BALL, JR.

SENDS GREETING:

Whereas, I, the said MONTAGUE G. BALL, JR.
in and by my certain promissory note in writing, of even date with these
presents, am well and truly indebted to YEARGIN PROPERTIES, INC.

in the full and just sum of ---Thirty-One Thousand Eight Hundred Twenty-Five and No/100ths---
Dollars, to be paid on December 20, 1979 (\$31,825.00)

, with interest thereon from date

at the rate of Nine(9%) per centum per annum, to be computed and paid in monthly installments of \$238.69 beginning January 20, 1979, and continuing on the twentieth day of each month thereafter until paid in full; all interest not paid when due to bear interest at same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, then the whole amount evidenced by said note to become immediately due, at the option of the holder hereof, 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 his or 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 attorney's 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 I, the said MONTAGUE G. BALL, JR.

, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said

YEARGIN PROPERTIES, INC. according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to him, the said MONTAGUE G. BALL, JR.

, in hand well and truly paid by the said YEARGIN PROPERTIES, INC.

at and before the signing of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released and by these Presents do grant, bargain, sell and release unto the said YEARGIN PROPERTIES, INC.

Unit No. 35, Knoxbury Terrace Condominium Community, Horizontal Property Regime, situate on the southern side of Knoxbury Terrace in the County of Greenville, State of South Carolina, as more particularly described in Master Deed and Declaration of Condominium dated May 1, 1978, recorded in the R.M.C. Office for Greenville County in Deed Book 1078 at Page 708, as the same has been or may be amended from time to time.

The within conveyance is made subject to the reservations, restrictions and limitations on use of the above described premises and all covenants and obligations set forth in the aforesaid Master Deed and Declaration of Condominium dated May 1, 1978, recorded in said R.M.C. Office in Deed Book 1078 at Page 708, with all amendments thereto, and as set forth in the By-Laws of Knoxbury Terrace Homeowners Association, Inc. attached thereto as amended and as the same may hereafter from time to time be amended; all of said reservations, agreements, obligations, conditions

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