

Mortgagee's address: Yarmouth Ct., Greenville, South Carolina 29611  
MORTGAGE OF REAL ESTATE -

800: 1505 PAGE 133

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }  
DONK: ... ERSLEY }  
... M.C. }  
PURCHASE MONEY MORTGAGE  
MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Myron R. Chorbajian and Kathleen Chorbajian

(hereinafter referred to as Mortgagor) is well and truly indebted unto Kathleen P. Ayers

(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

Forty-five Thousand and no/100ths-----Dollars (\$45,000.00 ) due and payable

with interest thereon from June 12, 1980 at the rate of 12½% per centum per annum, to be paid: as set forth in said promissory 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 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, being shown and designated as a 1 acre tract as shown on plat of property entitled "Property of H.G. Page Estate" as prepared by C.O. Riddle, Registered Land Surveyor, dated October, 1975, and recorded in the RMC Office for Greenville County, South Carolina in Plat Book 5Z, Page 3 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a spike in the center of Earle Drive and running thence N 42-42 W 208 feet to an iron pin; thence N 45-30 E 208 feet to a point in the line of the 2 acre tract shown on said plat; thence with the common line of said 2 acre tract S 42-42 E 217.65 feet to a nail and cap in Earle Drive; thence down Earle Drive S 53-50 W 66.5 feet to a spike; thence continuing down Earle Drive S 45-30 W 141.9 feet to a spike, the point of beginning.

DERIVATION: This is the same property conveyed to mortgagor by deed of mortgagee dated June 12, 1980 and recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1127, Page 417, on June 13, 1980.

This mortgage represents a purchase money mortgage being the amount financed by mortgagee of property sold by mortgagee to mortgagor.

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STATE OF SOUTH CAROLINA  
COMMISSIONER OF REVENUE  
DOCUMENTARY STAMP  
\$ 19.00  
JUN 13 1980

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 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.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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