

Mortgagee's address: 4512 Park Drive, North Litchfield, S. C. 29565

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) PURCHASE MONEY MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, DAVID M. PARHAM and JUDITH H. PARHAM (hereinafter referred to as Mortgagors) are well and truly indebted unto JOHN L. MARTINI, individually and as Administrator CTA of the Estate of Kaja L. Porteck, deceased, (hereinafter referred to as Mortgagee) as evidenced by the Mortgagors' Purchase Money Note of even date herewith, the terms of which are incorporated herein by reference, in the sum of ONE HUNDRED FIFTEEN THOUSAND AND NO/100 Dollars (\$115,000.00), which principal sum, together with interest thereon at the rate of twelve (12%) percent per annum, shall be due and payable in sixty (60) monthly payments of One Thousand, Two Hundred Sixty-Six and 25/100 Dollars (\$1,266.25) each, beginning thirty (30) days after the date of the Purchase Money Note and continuing on the same day of each month thereafter, and with the remaining unpaid balance of One Hundred Five Thousand, Four Hundred Fifty-Five Dollars (\$105,455.00) due and payable in full on the same day as the sixtieth (60th) monthly installment after the date hereof. All payments shall be applied first to interest, then to principal.

Notwithstanding anything herein contained to the contrary, the holder of the Purchase Money Note secured by this mortgage may demand payment in full at any time during the month of January 1981 provided the Mortgagors herein have a commitment from South Carolina Federal Savings and Loan Association for a mortgage loan on the house and lot at 347 Riverside Drive in Greenville, South Carolina, in the amount of One Hundred Fifteen Thousand Dollars (\$115,000.00) for a term of twenty (20) years at a beginning rate of twelve (12%) percent, which rate shall not be renegotiable for at least the first three (3) years of the loan term and which loan may be prepaid at any time prior to maturity without penalty, and provided further that the holder of the note shall pay all non-recurring closing costs involved in closing the loan, including without limitation, discount points, origination fee, credit report, appraisal fee, survey costs, title insurance premium, and documentary stamp tax, and recording fees.

WHEREAS, the Mortgagors may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagors' account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagors, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagors 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 Mortgagors 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, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the Mortgagee, the Mortgagee's heirs, successors and assigns:

ALL that certain piece, parcel or lot of land, together with improvements thereon, situate, lying and being on the northeastern side of

LEATHERWOOD, WALKER, TODD & MAIN

REC. CO. S. C. 10/24/80 ASLEY

10/17/80 101

Handwritten signature

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