

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

CR: P. S. C. MORTGAGES ADDRESS: 901 W. W. W. Hwy. No. 100  
PURCHASE MONEY MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:  
H.M.C. HERSLEY

901 W. W. W. Hwy. No. 100  
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P.O. Box 126  
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WHEREAS, Barbara L. Cain, as Custodian for Marianna Cain, John Nathan Cain and Mary Elizabeth Cain, under the South Carolina Uniform Gifts to Minors Act, (hereinafter referred to as Mortgagor) is well and truly indebted unto

JAMES W. ADKINS, WILLIAM WALTER ADKINS, as Trustees under deed recorded in Deed Book 1145, at page 344 (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 TWENTY ONE THOUSAND, EIGHT HUNDRED, SEVENTY FIVE AND NO/100ths Dollars (\$ 21,875.00) due and payable one year from date

with interest thereon from date at the rate of 12.00 per centum per annum, to be paid: one year from date

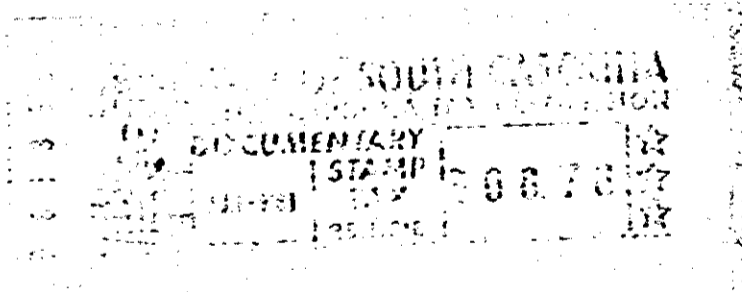
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, in Oneal Township, containing 17.5 acres, more or less, in accordance with a plat entitled, "Survey for W. W. Adkins Estate", prepared by Carolina Surveying Company, dated April 7, 1981, a copy of which is being recorded herewith. The subject tract fronts on the the westerly side of Cannon Road, a distance of 1,169.7 feet. This is the identical property conveyed to the late W. W. Adkins, as containing eighteen acres, by deed of S. R. Roe recorded on January 18, 1919 in Deed Book 45 at page 110.

THIS is the identical property conveyed to the Mortgagor by deed of James W. Adkins and William Walter Adkins, as Trustees to be recorded of even date herewith.

Mortgagees hereby agree to release property from the lien hereof upon payment of \$1,250.00 per acre.



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Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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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