

MORTGAGEES ADDRESS: *Ed & Hudson Rd, Greer, S.C.*

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PURCHASE MONEY
MORTGAGE OF REAL ESTATE

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TO ALL WHOM THESE PRESENTS MAY CONCERN:

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WHEREAS, DON ALLEN GRUBBS and TAMI LEE GRUBBS,

(hereinafter referred to as Mortgagor) is well and truly indebted unto
JACKIE L. GRUBBS AND BETTY JEAN GRUBBS

(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 SEVEN THOUSAND, FIVE HUNDRED & NO/100ths Dollars (\$ 27,500.00) due and payable in 360 monthly installments of \$282.88 each, beginning 30 days from date. Such payments shall be applied first to interest, balance to principal. Mortgage shall have privilege of anticipation without penalty.

with interest thereon from date at the rate of 12.00 per centum per annum, to be paid: monthly as aforesaid,

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:

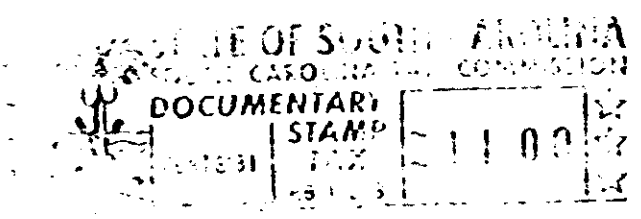
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of GREENVILLE, in Chick Springs Township, containing 19,215 square feet, more or less, according to a plat prepared by Freeland & Associates, dated December 22, 1980 and having according to such plat, the following metes and bounds, to-wit:

BEGINNING at a point on the westerly side of Hudson Road, such point being the woutheasterly corner of property of the Grantors and running thence N. 81-45 W., 183 feet to a point; thence N. 8-45 E. 105 feet to a point on the southerly side of a 20 foot strip; thence along the southerly side of such 20 foot strip S. 81-45 E., 183 feet to a point in Hudson Road; thence S. 8-45 W., 105 feet to the point of beginning.

THIS is the identical property conveyed to the Mortgagors by deed of the Mortgagees to be recorded of even date herewith.

In the event that all or any portion of the property, or a legal or equitable interest therein, is sold or transferred in any manner by the Mortgagors, without the prior written consent of the Mortgagee, then in such event, the Mortgagee shall have the option to declare all the sum secured by this mortgage to be immediately due and payable and immediate foreclosure shall be authorized.

The subject property was sold by the Mortgagees to the Mortgagors subject to the charge that in the event the mortgagors sell the property on or before June 10, 1992, that the additional sum of \$12,000.00 shall be payable to the mortgagees. If such a sale does occur, then the additional \$12,000.00 resulting therefrom shall be secured by the lien of this mortgage and added to the balance due hereunder.



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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