

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

PURCHASE MONEY MORTGAGE

JUL 31 10 49 AM '81

BOOK 1548 PAGE 540

MORTGAGE OF REAL ESTATE
DONNIE S. TANKERSLEY

R.M. 6 ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Hugh M. Drake and Walter F. Walden and J. S. Craft

(hereinafter referred to as Mortgagor) is well and truly indebted unto John R. Rainey and Elizabeth R. Jenkins

(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-Five Thousand Three Hundred Twenty-One and 50/100ths----- Dollars (\$ 25,321.50) due and payable

Rt. 3 Box 343
Simpsonville S.C. 29681

as set forth by note of mortgagors of even date

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

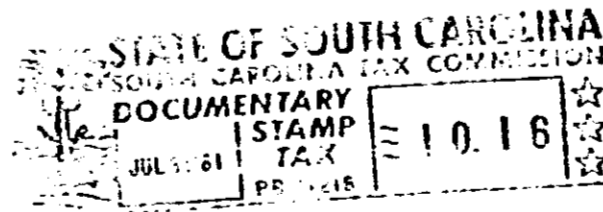
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as containing 9.93 acres, more or less, as shown on a plat prepared by C. O. Riddle, RLS, for John R. Rainey and Elizabeth R. Jenkins on October 10, 1980, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a spike in or near the center of Fork Shoals Road and running thence along Fork Shoals Road, S. 12-33 E., 194.92 feet to a spike; thence turning and running, N. 33-37 W., 224.71 feet to an old iron pin, joint front corner with property now or formerly of Spillers; thence continuing with the common line, S. 87-47 W., 337.97 feet to an old iron pin; thence S. 87-53 W., 785.15 feet to an old iron pin, joint corner of property now or formerly of Ashmore and Hughes; thence turning and running with the common line of Hughes, N. 26-31 E., 579.47 feet to an old iron pin, joint corner with property now or formerly of Snipes; thence turning and running with the common line of Snipes, S. 78-50 E., 895.85 feet and crossing over an old iron pin to a nail and cap in or near the center of Fork Shoals Road (said iron pin being situate 25.14 feet from nail and cap in road); thence turning and running with said road, S. 12-33 E., 307.55 feet to the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of John R. Rainey and Elizabeth R. Jenkins dated of even date to be recorded herewith.

The purpose of this mortgage is to secure the major portion of the purchase price of the above described property.

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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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