

PURCHASE MONEY  
MORTGAGE

300-1596 PAGE 445

FILED  
GREENVILLE CO. S. C.

THIS MORTGAGE is made this 28th day of February  
1983 in the Mortgagor, Mason H. Chapman and Joyce M. Chapman  
(herein "Borrower"), and the Mortgagee,  
DONNIE S. TALLEY, R. M. TALLEY, E. Hunt and Janet N. Hunt  
whose address is 170 South Sunset  
Drive, Farmington, Utah 84025 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-Three Thousand Six Hundred  
Fifty-Six and 23/100 (\$23,656.23) Dollars, which indebtedness is evidenced by Borrower's note  
dated February 28, 1983 (herein "Note"), providing for monthly installments of principal and interest,  
with the balance of the indebtedness, if not sooner paid, due and payable on March 1, 1995

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the  
payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this  
Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment  
of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein  
"Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and  
assigns the following described property located in the County of Greenville,  
State of South Carolina:

All that piece, parcel or lot of land situate, lying and being in the County  
of Greenville, State of South Carolina, in the Town of Mauldin, at the  
southwestern corner of the intersection of Pinehurst Drive and Rosewood  
Circle and being designated as Lot No. 74 on plat of Peachtree Terrace,  
Section No. 2 recorded in the RMC Office for Greenville County in Plat Book  
"RRB" at Page 154 and having, according to said plat the following metes and  
bounds, to-wit:

BEGINNING at at iron pin on the southwestern side of Pinehurst Drive at the  
joint front corner of Lots Nos. 74 and 75 and running thence along the joint  
line of said lots S. 37-33 W. 271.9 feet to an iron pin; thence N. 53-00 W.  
70 feet to an iron pin; thence along the joint line of Lots Nos. 73 and 74 N.  
28-00 E. 264.6 feet to an iron pin on the southern side of Rosewood Circle;  
thence along Rosewood Circle S. 73-31 E. 73.7 feet to an iron pin; thence  
along the southwestern side of Pinehurst Drive S. 34-31 E. 47.5 feet to the  
point of beginning.

This is the same property conveyed to the Borrower by Lender by deed of even  
date herewith recorded in the RMC Office for Greenville County, South Carolina  
in Deed Book 1183 at Page 502.

ASSUMPTION NOTICE - The debt evidenced hereby and secured by the Mortgage  
hereinafter referred to is subject to call in full or the terms thereof  
being modified in the event the real estate securing the debt is sold, con-  
veyed, or otherwise transferred.

which has the address of 339 Pinehurst Drive, Mauldin, South Carolina  
(Street) (City)  
(herein "Property Address");  
(State and Zip Code)

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improve-  
ments now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral,  
oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the  
property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the  
property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this  
Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage,  
grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend  
generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions  
listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

SOUTH CAROLINA—1 to 4 Family—6/75—FNMA/FHLMC UNIFORM INSTRUMENT

MORTGAGE

STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY  
STAMP  
PAID 0948  
FEB 28 1983

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