

MORTGAGEES ADDRESS: Route 7, Taylor Rd., Greer, S. C. 29651

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
SEP 2 3 40 PM '84

PURCHASE MONEY
MORTGAGE OF REAL ESTATE

Attorneys-at-Law
P.O. Box 126
Greer, S.C. 29651

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, W. E. HARVEY, BOBBY HARVEY and D. ALLEN WEST

(hereinafter referred to as Mortgagor) is well and truly indebted unto ALICE W. BALLENGER

(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

ONE HUNDRED THOUSAND AND NO/100ths Dollars (\$ 100,000.00 due and payable
in forty (40) quarterly payments of \$2,500 each to principal, beginning
January 1, 1984, with privilege of prepayment without penalty after
January 1, 1984

with interest thereon from date at the rate of 9.00 per cent per annum to be paid: quarterly, in advance,
along with principal payments beginning January 1, 1984.

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:

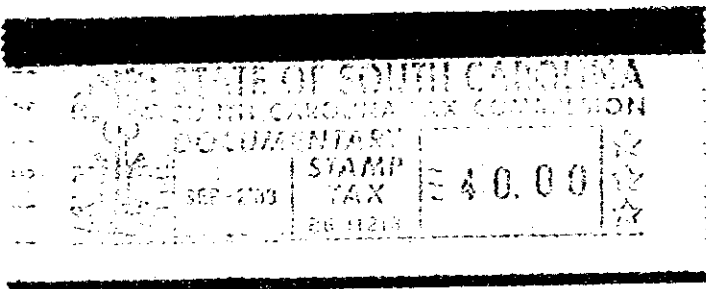
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, lying on the southerly side of Taylor Road, containing 28.25 acres in accordance with a plat entitled, "Survey for Hunter Point", prepared by Wolfe & Huskey, Surveyors, dated August 4, 1983, to be recorded of even date herewith, and having such metes and bounds as appear by reference to said plat.

THIS is the identical property conveyed to the Mortgagors by deed of B. Hubert Ballenger, same as B. H. Ballenger, to be recorded of even date herewith.

It is understood that the Mortgagors shall make additional principal payments, from time to time, as the consideration for releases of portions of the subject property from the lien of this mortgage. Any such payments shall be applied to reduce the principal amount of indebtedness hereunder, however, the scheduled quarterly payments to principal and interest shall nonetheless continue to be made until principal and interest have been paid in full.

Mortgagee hereby agrees that she will execute releases of portions of the subject property upon payment of additional payments to principal at the rate of \$4,012.00 per acre. Fractions of an acre shall be released upon a prorata basis on this formula.



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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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