

STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE

RECORDED  
1983  
9 15  
4 46 PM '83  
R.H.C. ASLEY

To All Whom These Presents May Concern:

WHEREAS, SMITH & STEELE BUILDERS, INC.

hereinafter called the mortgagor(s), is (are) well and truly indebted to RALPH L. CUNNINGHAM, ROSEMARY C. SHEEL and EDWARD T. CUNNINGHAM

hereinafter called the mortgagee(s), in the full and just sum of

SIXTY-ONE THOUSAND TWO HUNDRED THIRTY-SEVEN and 50/100 (\$61,237.50) - - - - -

Dollars, in and by a certain promissory note in writing of even date herewith, due and payable as follows:

One-third on March 15, 1984, and the remaining two-thirds on January 4, 1985,

with interest from date at the rate of twelve (12%) per centum per annum until paid; interest to be computed and paid on the outstanding balance and paid with each principal payment; and if unpaid when due to bear interest at the same rate as principal until paid, and the mortgagor(s) has (have) further promised and agreed to pay a reasonable amount due for attorney's fee if said note be collected by attorney or through legal proceedings of any kind, reference being thereunto had will more fully appear.

NOW, KNOW ALL MEN, That the said mortgagor(s) in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof, according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to the mortgagor(s) in hand well and truly paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents to grant, bargain, sell and release unto the said mortgagee(s) the following described real property:

ALL that certain piece, parcel, or tract of land, containing 16.33 acres, more or less, situate, lying and being in Greenville County, South Carolina, being shown and designated as Survey for Smith & Steele Builders, Inc. on a Plat dated November 22, 1983, prepared by C. O. Riddle Surveying Co., recorded in the RMC Office for Greenville County in Plat Book 10-F, at Page 24, and having, according to said Plat, the following metes and bounds:

BEGINNING at an iron pin at the southwestern corner of subject property and property of Woodharbor Subdivision, and running thence with the line of Woodharbor Subdivision, N 81-57 E, 148.61 feet to an iron pin; thence with the line of Brushy Creek Ridge Subdivision, N 72-15 E, 218.12 feet to an iron pin; thence N 1-08-30 W, 499.39 feet to an iron pin; thence N 9-43 W, 790.91 feet to an iron pin; thence N 88-21-30 W, 792.18 feet to an iron pin; thence S 12-57 E, 652.82 feet to an iron pin; thence N 61-43 E, 415.39 feet to an iron pin; thence S 4-07 E, 951.77 feet to an iron pin, the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Ralph L. Cunningham, Rosemary C. Sheel and Edward T. Cunningham, dated December 15, 1983, to be recorded simultaneously herewith.

THIS IS A PURCHASE MONEY MORTGAGE

Mortgagees' address:  
1 Gary Avenue  
Taylors, SC 29687

1983-11-22