

The State of South Carolina,  
County of Greenville

PURCHASE MONEY MORTGAGE

To All Whom These Presents May Concern:

JOSHUA E. VARAT

SEND s GREETING:

Whereas, I, the said JOSHUA E. VARAT  
in and by my certain promissory note in writing, of even date with these  
presents, am well and truly indebted to Jean D. Adams

in the full and just sum of Four Hundred Fifty Thousand and No/100 (\$450,000.00)  
- - - - - , to be paid as set forth in note of even date herewith,

, with interest thereon from date  
at the rate of 10½% per centum per annum, to be computed and paid monthly

until paid in full; all interest not paid when due to bear  
interest at same rate as principal; and if any portion of principal or interest be at any time past due and unpaid,  
then the whole amount evidenced by said note to become immediately due, at the option of the holder hereof,  
who may sue thereon and foreclose this mortgage; and in case said note, after its maturity, should be placed in  
the hands of an attorney for suit or collection, or if, before its maturity, it should be deemed by the holder  
thereof necessary for the protection of his or its interests to place, and the holder should place, the said note  
or this mortgage, in the hands of an attorney for any legal proceedings, then and in either of said cases the  
mortgagor promises to pay all costs and expenses, including 10 per cent. of the indebtedness as attorney's fees,  
this to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW KNOW ALL MEN, That I, the said Joshua E. Varat  
, in consideration of the said debt and  
sum of money aforesaid, and for the better securing the payment thereof to the said

Jean D. Adams according to the terms of the said note, and also in  
consideration of the further sum of Three Dollars, to me, the said Joshua E. Varat

, in hand well and truly paid by the said Jean D. Adams

at and before the signing of these Presents, the receipt whereof is hereby acknowledged, have granted, bar-  
gained, sold and released and by these Presents do grant, bargain, sell and release unto the said  
Jean D. Adams, her heirs and assigns, forever:

ALL that piece, parcel, or tract of land containing 1.87 acres,  
with improvements thereon, situate, lying, and being on the  
westerly side of Grove Road in the County of Greenville,  
State of South Carolina, as shown on plat entitled "Property  
of Joshua E. Varat" prepared by Freeland & Associates, dated  
April 11, 1984, having been previously designated as Lot No. 1  
on plat entitled "Property of Lavinia B. Chapman" prepared by  
Dalton & Neves, dated April 1959, recorded in Plat Book RR,  
at Page 102, and having according to said more recent plat,  
the following metes and bounds:

BEGINNING at an iron pin on the westerly side of Grove Road  
(said iron pin being 889 feet, more or less, in a general

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