

Mortgagee's Address:
P. O. Box 10856, FS
Greenville, SC 29603

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

VOL 1679 PAGE 193

PURCHASE MONEY
MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, HAMLIN BEATTIE

(hereinafter referred to as Mortgagor) is well and truly indebted unto DAVID R. SCHUMPERT, JR.

(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-seven Thousand Seven Hundred Eighty-one and 35/100-- Dollars (\$27,781.35---) due and payable as follows: \$13,890.68 plus interest at the rate of 14% per annum on August 23, 1985 and \$13,890.67 plus interest at the rate of 14% per annum on August 23, 1986,

with interest thereon from _____ date _____ at the rate of fourteen per centum per annum, to be paid: annually.

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:

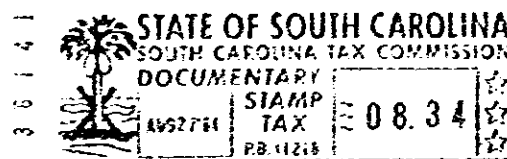
ALL that piece, parcel or unit of land being known and designated as Unit No. 10 of Williams at North, Horizontal Property Regime and being more fully described by reference to the Master Deed of Williams at North establishing said horizontal property regime dated June 14, 1974 and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1001 at Pages 301 through 354.

ALSO, all the rights privileges and common elements appertaining to the above described office unit as set forth in said Master Deed and By-Laws of Williams at North Horizontal Property Regime.

The above described property is a portion of the same property conveyed to the Mortgagor by deed of David R. Schumpert, Jr. recorded in Deed Book 1220 at Page 311 in the R.M.C. Office for Greenville County, South Carolina, and is subject to all rights of way, easements, conditions, public roads and restrictive covenants reserved on plats and other instruments of public record and actually existing on the ground affecting said property.

This lien is second and junior to that certain mortgage given to American Federal Bank, FSB, recorded in Mortgage Book 1644 at Page 393 in the R.M.C. Office for Greenville County, South Carolina, and is given to secure a portion of the purchase price.

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Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of 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 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 whatsoever lawfully claiming the same or any part thereof.

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