

OLLIE FARNSWORTH
R. M. C.

BOOK 1146 PAGE 415

State of South Carolina,

PURCHASE MONEY MORTGAGE

COUNTY OF GREENVILLE

FRANK A. BENNETT

SENDS GREETING

WHEREAS, I the said Frank A. Bennett

in and by my certain promissory note in writing, of even date with these presents am well and truly indebted to Malcolm M. Manning and Jesse C. Belcher, Jr.

in the full and just sum of Five Thousand Five Hundred and No/100 (\$5,500.00) DOLLARS, to be paid at 409 E. North Street in Greenville, S. C., together with interest thereon from date hereof until maturity at the rate of seven (7%) per centum per annum, said principal and interest being payable in monthly installments as follows:

Beginning on the 17th day of February, 70, and on the 17th day of each month of each year thereafter the sum of \$ 169.83, to be applied on the interest and principal of said note, said payments to continue up to and including the 17th day of December, 72, and the balance of said principal and interest to be due and payable on the 17th day of January, 73, the aforesaid monthly payments of \$ 169.83 each are to be applied first to interest at the rate of seven (7%) per centum per annum on the principal sum of \$ 5,500.00 or so much thereof as shall, from time to time, remain unpaid and the balance of each monthly payment shall be applied on account of principal.

All installments of principal and all interest are payable in lawful money of the United States of America; and in the event default is made in the payment of any installment or installments, or any part hereof, as therein provided, the same shall bear simple interest from the date of such default until paid at the rate of seven (7%) per centum per annum.

And if any portion of principal or interest be at any time past due and unpaid, or if default be made in respect to any condition, agreement or covenant contained herein, then the whole amount evidenced by said note to become immediately due, at the option of the holder thereof, 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 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 attorneys' 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 mortgagor in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said mortgagees according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to me the said mortgagor in hand and truly paid by the said mortgagees

at and before the signing of these Presents, the receipt thereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said Malcolm M. Manning and Jesse C. Belcher, Jr., their heirs and assigns, forever;

All those certain pieces, parcels or tracts of land containing in the aggregate approximately 40 acres, more or less, situate, lying and being on the Northwesterly side of Gap Creek Road, Cleveland Township, County of Greenville, State of South Carolina, being a portion of the property shown on plat entitled "Property of Danny B. Harden & Melissa McCall Harden", prepared by Robert Jordan, dated October 26, 1967, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book VVV at page 83 and having the following metes and bounds:

TRACT NO. 1:

BEGINNING at an iron pin in the center of Gap Creek Road at the joint corner of the premises herein described and property now or formerly of Wampole and running thence with the line of said Wampole property N. 37-39 W. 208.6 feet to an iron pin; thence continuing with the line of said Wampole property S. 71-11 W. 237 feet to an iron pin in the line of