

MORTGAGE OF REAL ESTATE - GREENVILLE, S. C. Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.

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STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

PURCHASE MONEY MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Dove Tree Realty, a partnership,

(hereinafter referred to as Mortgagor) SEND(S) GREETING: Malcolm C. Davenport, a 3/8 interest; Maude G. Davenport, a 3/8 interest;

WHEREAS, the Mortgagor is well and truly indebted unto Malcolm C. Davenport, Jr., a 1/8 interest; Patricia D. Blalock, 1/8 interest. (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 Two hundred twelve thousand

one hundred and no/100-----DOLLARS (\$212,100.00 ).

To be repaid in five equal successive annual installments, beginning on December 1, 1972 with a like payment due on December 1 of each year thereafter until paid in full, with interest from June 1, 1972 at the rate of 7 per cent per annum, said interest to be computed and paid semi-annually on June 1 and November 1 of each year thereafter until paid in full. In the event that the property described herein is subdivided into lots to be sold for residential purposes and said lots are shown and marketed prior to June 1, 1972, the promissory note and mortgage shall bear interest from that date at the rate of 7 per cent per annum to be computed and paid as heretofore set out. Mortgagor reserve the right to anticipate all or any part at any time after date of January 1, 1972.

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, containing 101.9 acres, more or less, as shown on plat entitled "Survey for Threatt-Maxwell Enterprises" made by Piedmont Engineers and Architects, Greenville, South Carolina, November 16, 1971. According to said plat recorded in the RMC Office for Greenville County, S. C. in Plat Book 4J at Page 113, the property is more fully described as follows:

BEGINNING At a point in the center of Roper Mountain Road at the southwest corner of said tract and running thence with the line of Davenport property N. 29-43 E. 148.0 feet to an iron pin; thence N. 21-29 E. 166.0 feet to an iron pin; thence N. 24-47 E. 80.0 feet to an iron pin; thence N. 30-11 E. 70.0 feet to an iron pin; thence N. 44-27 E. 71.0 feet to an iron pin; thence N. 55-24 E. 151.3 feet to an iron pin; thence N. 48-01 E. 50.0 feet to an iron pin; thence N. 41-12 E. 50.0 feet to an iron pin; thence N. 32-23 E. 40.5 feet to an iron pin; thence S. 64-44 E. 209.2 feet to an iron pin; thence N. 13-36 E. 98.0 feet to an iron pin; thence N. 31-02 E. 70.9 feet to an iron pin; thence N. 10-47 W. 103.2 feet to an iron pin; thence N. 22-06 W. 199.8 feet to an iron pin; thence N. 35-08 W. 360.2 feet to an iron pin in the line of property shown as property of Florence G. Smith; thence with the Florence G. Smith property N. 47-35 E. 466.9 feet to an iron pin at corner of property shown as Paul R. and Pauline M. Abercrombie property and running thence with line of said property N. 64-48 E. 748.3 feet to an iron pin; thence N. 70-07 E. 1,088.3 feet to an iron pin at corner of Herbert E. and Dorothy M. Ross property; thence with the line of said Herbert F. and Dorothy M. Ross property S. 51-52 E. 989.7 feet to an iron pin; thence S. 19-49 W. 132.1 feet to

(cont'd on back)

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.