

GREENVILLE, CO. S. C.

State of South Carolina }
 COUNTY OF GREENVILLE }
 DONNIE S. TANKE }
 R.M.C. } SLEY

111 Givens St.
 Fountain Inn, S. C., 29644

BOOK 1410 PAGE 524

To All Whom These Presents May Concern: We, Ray Fowler and Oren M. Howard

hereinafter called

the Mortgagor(s), SEND GREETING:

WHEREAS, the said Mortgagor(s) in and by our certain ^{joint} promissory note in writing, of even date with these Presents, are well and truly indebted to Leonard J. Ponder

hereinafter called Mortgagee, in the full and just sum of

Forty Eight Thousand Seven Hundred Two and 77/100 (\$48,702.77) DOLLARS, to be paid the sum of \$6,672.67 to be paid on Jan. 1, 1978 and the balance to be paid in three equal installments of \$14,010.03 on Jan. 1, 1979, Jan. 1, 1980 and Jan. 1, 1981. The entire amount can be paid at any time in order to reduce interest.

with interest thereon from Jan. 2, 1979 at the rate of 6 per centum per annum, to be computed and paid on un-paid balance. (no interest until after Jan. 1, 1979) until paid in full; all interest not paid when due to bear interest at the same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, 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 should be placed in the hands of an attorney for suit or collection the Mortgagor(s) agrees to pay all costs and expenses including a reasonable amount 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 the said Mortgagor(s), in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Mortgagee according to the terms of the said note, and also in consideration of the further sum of Three Dollars to the said Mortgagor(s) paid by the said Mortgagee at and before the signing of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said Mortgagee,

All that piece, parcel or tract of land in O'Neal Township, County of Greenville, State of South Carolina, located about seven miles North from Greer, S. C., on the eastern side of Mt. Lebanon Road and being shown on plat of property made for Oran M. Howard and Ray Fowler by James V. Gregory, dated 9-9-1977, which plat is to be recorded and being shown as a 30.95 acre tract, a 26.13 acre tract and a 4.95 acre tract or a total of 62.03 acres, and having the following outside boundaries, to wit:

Beginning in center of said road at corner of Henson on the southern side of a drive to Raymond Smith lot and running thence along the southern side of drive, S. 59-30 E., 1027.04 feet to pin on line of Smith, 20 feet from Henson; thence with Smith line S. 30-40 W., 210.02 feet to pin; thence S. 59-18 E., 592.29 feet along Smith to pin; thence S. 59-15 E., 476.08 feet to pin, along property of Ponder; thence S. 57-51 E., 1005.75 feet to iron pin on old line; thence S. 45-43 W., 819.41 feet to old stone, corner of Young; thence with Young, N. 75-44 W., 1226.11 feet to iron pin; thence N. 6-18 W., 756.73 to pin on the northern side of a driveway; thence along the northern side of driveway N. 75-13 W., 803.95 feet to pin; thence N. 68-00 W., 346.47 to center of said road (pin set off 27 feet from center of road); thence with the center of Mt. Lebanon Road the following courses and distances, N. 21-39 E., 231.11 feet to spike, thence N. 19-51 E., 500.04 feet to spike; thence N. 28-48 E., 110.59 feet to spike, thence N. 28-39 E., 209.98 feet to the beginning corner.

This is the same conveyed to the within mortgagors by the within mortgagee, deed to be recorded herewith.

This is a purchase money mortgage.

RECORDED
 FEB 11 1978
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