

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PURCHASE MONEY
MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:
GREENVILLE CO. S.C.

Nov 30 4 15 PM '84
DONNIE S. FANKERSLEY
R.M.C.

WHEREAS, we, BERND BUDASCHIK AND ELKE BUDASCHIK,

(hereinafter referred to as Mortgagor) is well and truly indebted unto JO ANN M. ROE, 704 Devenger Rd., Route 4 Greer, SC 29651

(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

Eight Thousand and 00/100-----Dollars (\$ 8,000.00-----) due and payable in equal monthly installments of \$114.78 beginning January 1, 1985 and a like amount on the first day of each month thereafter until paid in full (10 years),

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

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:

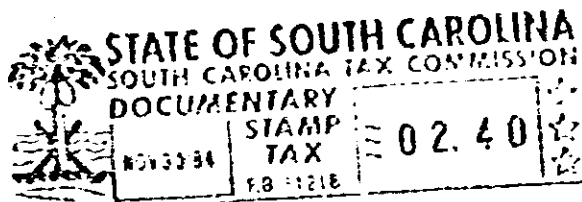
ALL that certain piece, parcel, or lot of land, situate, lying and being on the southern side of Hedgewood Terrace, Greenville County, South Carolina, being shown and designated as Lot 83 on a Plat of Devenger Place, Section 3, recorded in the R.M.C. Office for Greenville County in Plat Book 5-P at Page 99 and having, according to a more recent survey by Jones Engineering Service, dated March 16, 1983, entitled "Property of Jo Ann Roe," the following metes and bounds, to wit:

BEGINNING at an iron pin on the southern side of Hedgewood Terrace and running thence with the line of Lot 83 S. 01-11 W. 150.22 feet to an iron pin; thence with the rear line of Lot 83 N. 85-42 W. 97.6 feet to an iron pin, joint rear corner of Lots 82 and 83; thence with the common line of said lots N. 04-18 E. 150 feet to an iron pin on the southern side of Hedgewood Terrace; thence with said Hedgewood Terrace S. 85-42 E. 89.43 feet to an iron pin, the point of beginning.

This is the same property conveyed to Mortgagors by deed of Jo Ann M. Roe dated November 30, 1984 in Deed Book 1227 at Page 703 in the R.M.C. Office for Greenville County, South Carolina.

This mortgage is junior to that certain mortgage given by Jo Ann M. Roe to Alliance Mortgage Company recorded in Mortgage Book 1598 at Page 562 in the R.M.C. Office for Greenville County, South Carolina.

This mortgage is given to secure a portion of the purchase price.



CONTINUED FROM REVERSE SIDE

(9) This property may not be alienated or sold without the prior written consent of mortgagee, and if the property is alienated or sold without prior written consent, the entire balance due on the mortgage will become immediately due and payable.

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 whomsoever lawfully claiming the same or any part thereof.

RECORDED

7328-RV-21