

State of South Carolina

VOL 898 PAGE 475

COUNTY OF GREENVILLE

PURCHASE MONEY MORTGAGE

To All Whom These Presents May Concern: SOUTHEASTERN BUILDERS, INC.

(herein called mortgagor) SENDS GREETING:

WHEREAS, the said mortgagor, SOUTHEASTERN BUILDERS, INC.

a corporation chartered under the laws of the State of \_\_\_\_\_, is well and truly indebted

to the mortgagee in the full and just sum of One Hundred Eighty Seven Thousand, Five Hundred and No/100 (\$187,000.00)

Dollars, in and by its certain promissory note in writing, of even date herewith, due and payable

\$62,500.00 on April 3, 1971; \$62,500.00 on April 3, 1972; and \$62,500.00 on April 3, 1973;

with interest from date \_\_\_\_\_, at the rate of five (5%)

percentum until paid; interest to be computed and paid annually

until paid in full; all interest not paid when due to bear interest at 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, 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 ten per cent of the indebtedness as attorney's fee, 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, 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 said note, and also in consideration of the further sum of Three Dollars to the said 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 said

F. M. GIBSON AND GIBSON BROTHERS, INC. their heirs, successors and assigns:

ALL that certain piece, parcel or tract of land in Greenville County, South Carolina, on the North side of Howell Circle containing a total of 36.35 acres according to a plat entitled "Property of Gibson Bros. Inc." by C. O. Riddle, Reg. L. S., dated February, 1970, revised March 26, 1970, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the Southwestern corner of a 3.155 acre tract owned by the mortgagees herein and shown on the above referred to plat, said iron pin being in the line of property now or formerly owned by Walter E. Rumminger and Gene Fisher, and running thence N. 57-32 E. 216.7 feet to a point; thence N. 57-56 E. 894.1 feet to a point in the line of property of L. A. Cunningham; thence S. 32-01 E. 248.2 feet to an iron pin; thence S. 31-27 E. 444.6 feet to an iron pin; thence S. 30-57 E. 894.3 feet to an iron pin at the corner of property of Lucy Mitchell Cunningham; thence S. 24-00 W. 347.6 feet to a hickory stump at the corner of property of Mrs.

Exhibit "B"

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