

It is understood and agreed by and between the parties that the mortgagors may cut off 20 acres out of said 90 acres for use, as a home site, as soon as the same can be surveyed, and that the mortgagor will release said 20 acres without further payment.

After the release of the above 20 acres, the mortgagee agrees to release property from this mortgage on the basis of one acre for each \$1,500.00 paid on the original sum of \$71,000.00, excluding interest, as a reduction of the principal.

The note which this mortgage secures may not be anticipated; payments must be made in accordance with the schedule set forth herein

THIS IS A PURCHASE MONEY MORTGAGE.

The above described land is the same conveyed to us by
John G. Ridgeway on the day of
April 1977 deed recorded in the office of Register of Mesne Conveyance
for Greenville County, in Book Page to be recorded of even date.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular the said premises unto the said

JOHN G. RIDGEWAY, his

Heirs and Assigns forever.

And we do hereby bind ourselves, our Heirs, Executors and Administrators to warrant
and forever defend all and singular the said premises unto the said mortgagee, his Heirs
and Assigns, from and against us our Heirs, Executors, Administrators and Assigns, and every person
whomsoever lawfully claiming, or to claim the same or any part thereof.

And the said mortgagee, agree to insure the house and buildings on said land for not less than Dollars, in a
insurance clause not applicable
company or companies which shall be acceptable to the mortgagee, and keep the same insured from loss
or damage by fire, with extended coverage, during the continuation of this mortgage, and make loss under the
policy or policies of insurance payable to the mortgagee, and that in the event shall at any time fail
to do so, then the said mortgagee may cause the same to be insured as above provided and be reimbursed
for the premium and expense of such insurance under this mortgage. Upon failure of the mortgagor to pay
any insurance premium or any taxes or other public assessment, or any part thereof, the mortgagee may, at his
option, declare the full amount of this mortgage due and payable.

PROVIDED, ALWAYS, NEVERTHELESS, and it is the true intent and meaning of the parties to these presents, that if we the said mortgagor do and shall well and truly pay, or cause to be paid unto the said
mortgagee the said debt or sum of money aforesaid, with interest thereon, if any shall be due, according to
the true intent and meaning of the said note then this deed of bargain and sale shall cease, determine,
and be utterly null and void; otherwise to remain in full force and virtue.

0.80

4328 RV-2