

LEATHERWOOD, WALKER, TODD & MANN

MAY 2 3 57 P.M. 1983
DONNIE S. TANKLESLEY
R.H.C.

800 1001 PAGE 002

MORTGAGEE'S ADDRESS: Mac E. Snyder, Trustee
Leroy Cannon Volkswagen/Jeep, S. Church St. Ext.
Greenville SC 29605

STATE OF SOUTH CAROLINA) PURCHASE MONEY MORTGAGE OF
COUNTY OF GREENVILLE) REAL ESTATE BY A CORPORATION

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, C.A.N. ENTERPRISES, INC., a corporation chartered under the laws of the State of South Carolina (hereinafter referred to as Mortgagor), is well and truly indebted unto CARL B. MOODY and MAC E. SNYDER, AS TRUSTEES UNDER THE WILL OF LEE ROY MOODY, DECEASED, (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 THREE HUNDRED SIXTY THOUSAND AND NO/100 DOLLARS (\$360,000.00) due and payable with interest in accordance with the terms of said note the maturity date of which, unless sooner paid is May 2, 1990.

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, the Mortgagee's heirs, successors and assigns:

ALL that certain piece, parcel or tract of land containing 26.93 acres; being the major portion of Tract 3 and all of Tract 4 of Property of Putnam and Craft known as Hodgens Estate, as shown on a survey thereof recorded in the RMC Office for Greenville County, South Carolina in Plat Book S, Page 147; situate, lying and being in Greenville County, South Carolina on the eastern side of Sulphur Springs Road; bounded now or formerly as follows: North by Pine Grove Heights Subdivision, East by a creek; South by lands of Crittenden and others, and West by Sulphur Springs Road; said tract being more particularly described according to a plat of survey prepared by Lindsey & Associates, dated April 26, 1983 recorded in the RMC Office for Greenville County in Plat Book 99, Page 12, which plat is incorporated herein by reference as a part of this description.

The above described property is the same acquired by the mortgagor by deed of Carl P. Moody and Mac E. Snyder as Trustees, dated April 29, 1983 and recorded herewith in the RMC Office for Greenville County.

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.

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX
144.00
MAY 2 1983