

Mortgagee's Address: Route 2  
Greer, S. C. 29651

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

Purchase Money  
MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

1425 PAGE 101  
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Attorneys-at-Law  
P.O. Box 126  
Greer, S.C. 29651

WHEREAS, Michael Dolente

(hereinafter referred to as Mortgagor) is well and truly indebted unto

Thomas S. Cain

(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

--Four Thousand Eight Hundred and no/100ths-- Dollars (\$4,800.00) due and payable in montly installments on the first day of each month beginning April 1, 1978, with the first six monthly installments being in the amount of \$85.00 each, and all subsequent installments being in the amount of \$100.00 each, until principal and interest have been paid in full; said payments shall be applied first to interest, balance to principal. Mortgagor shall have privileges of anticipation in any amount without penalty. Together with interest from date at the rate of 8% per annum to be computed and 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, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Oneal Township, fronting on the southerly side of Becky Gibson Road a total distance of 140.5 feet and containing 1.29 acres, according to a plat of property of Michael Dolente, prepared by Gould and Associates, Surveyors, dated February 3, 1978, to be recorded of even date herewith and having such metes and bounds as appear by reference to said plat.

DERIVATION: See deed of Treva J. Lively to Michael Dolente to be recorded of even date herewith in the R.M.C. Office for Greenville County, South Carolina.

It is understood and agreed by and between the parties hereto that the subject property has been purchased by the Mortgagor from Thomas S. Cain who was the real and equitable owner of the subject property and mobile home located thereon and this mortgage is being executed to secure a portion of the purchase price.

GCTD ----- 678 1181  
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Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 such 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.

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