Mortgagee's address: 4512 Park Drive, North Litchfield, S.C. 29585

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STATE OF SOUTH CAROLINA)

PURCHASE MONEY

COUNTY OF GREENVILLE)

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, DAVID M. PARHAM and JUDITH H. PARHAM (hereinafter referred to as Mortgagors) are well and truly indebted unto JOHN L. MARTINI, individually and as Administrator CTA of the Estate of Kaja L. Porteck, deceased, (hereinafter referred to as Mortgagee) as evidenced by the Mortgagors' Purchase Money Note of even date herewith, the terms of which are incorporated herein by reference, in the sum of TWELVE THOUSAND, ONE HUNDRED AND NO/100 (\$12,100.00) Dollars, which sum shall be due and payable in two (2) annual installments, the first installment in the amount of Six Thousand, Four Hundred Dollars (\$6,400.00) shall be due and payable one (1) year after the date of the Purchase Money Note, and the second installment in the amount \approx of Five Thousand, Seven Hundred and No/100 Dollars (\$5,700.00) shall be due and payable two (2) years after the date of the Purchase Money Note; any installment not paid when due shall bear interest from and after the due date at the rate equal to the highest legal rate permissible under the laws of South Carolina. The Mortgagors have the right to prepay the Purchase Money Note prior to maturity at a discount as provided for in the terms of the Purchase Money Note.

WHEREAS, the Mortgagors may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagors' account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagors, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagors 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 Mortgagors 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, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the Mortgagee, the Mortgagee's heirs, successors and assigns:

ALL that certain piece, parcel or lot of land, together with improvements thereon, situate, lying and being on the northeastern side of Riverside Drive in the City of Greenville, Greenville County, South Carolina, being part of a subdivision known as Marshall Forest, a plat of which is recorded in the Greenville County RMC Office in Plat Book H, pages 133 through 135, being also shown on plat entitled "Katherine W. Strock Property" recorded in Plat Book 42 on Page 27, and having according to said plat and a more recent plat entitled "Property of David M. Parham and Judith H. Parham" dated December 11, 1980 by Freeland & Associates, the following metes and bounds, to wit:

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THE PERSON NAMED IN

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