

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

GREENVILLE  
CO. S.C.  
14 PH '80  
R.M.C. WILKINSON

PURCHASE MONEY  
MORTGAGE OF REAL ESTATE

BOOK 1523 PAGE 63

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, ROBERT A. LEAGUE, JR.

(hereinafter referred to as Mortgagor) is well and truly indebted unto JOSEPH M. JOHNSON

(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 Seventy Five Thousand & no/100-----

-----Dollars (\$ 75,000.00) due and payable

In ten (10) equal annual installments of Seven Thousand Five Hundred & no/100 (\$7,500.00) Dollars commencing December 1, 1981, and due on same date thereafter until paid in full, due and payable in full on December 1, 1990, excluding the right of prepayment,

with interest <sup>due on principle balance</sup> from date of the rate of ten per centum per annum, to be paid annually

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, near the Town of Travelers Rest, containing 43.9 acres, more or less, on U.S. Highway #25, and having according to a survey for Robert A. League Jr., prepared by Williams & Plumblee, Inc., RLS, dated December 30, 1980, recorded in the RMC Office for Greenville County in Plat Book 8-I at Page 35, the following metes and bounds, to-wit:

BEGINNING at an iron pin located beside a concrete monument on U.S. Highway #25 approximately 138 feet from White Horse Road Extension, and running thence with property of Payne S. 77-33 W., 1550.4 feet to an iron pin; thence with property of Sentell N. 15-57 W., 1438.5 feet to an iron pin; thence with property of Oneal N. 72-03 E., 514.4 feet to an iron pin; thence with property of Hill S. 32-02 E., 319.2 feet to an iron pin; thence continuing with said Hill property, N. 76-48 E., 457.0 feet to an iron pin at a concrete monument on U.S. Highway #25; thence with said U.S. Highway #25 S. 28-27 E., 1260.2 feet to an iron pin, the point of beginning.

This being the identical property conveyed to the Mortgagor by deed from the Mortgagee herein, said deed to be recorded on even date herewith.

RECORDED IN SOUTH CAROLINA  
COUNTY OF GREENVILLE  
DOCUMENTARY  
STAMP  
\$ 20.00

Together with all and singular rights, members, hereditaments, 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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