

31 W. Tallulah Drive, Greenville, SC 29605 1541 652  
MORTGAGE OF REAL ESTATE BY A CORPORATION - 6106 of Leatherwood, Walker, Todd & Mann, Attorneys at Law,

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }  
MORTGAGE OF REAL ESTATE BY A CORPORATION  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

PURCHASE MONEY MORTGAGE

WHEREAS, INTERTRUCK CORPORATION

a corporation chartered under the laws of the State of South Carolina  
(hereinafter referred to as Mortgagor) is well and truly indebted unto James B. Madray, Jr.

(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 Twenty-Two Thousand and No/100ths-----

----- Dollars (\$ 22,000.00 ) due and payable  
according to the terms of a promissory note of even date herewith,

with interest thereon from \_\_\_\_\_ date \_\_\_\_\_ at the rate of 14 per centum per annum, to be paid: according  
to the terms of said note on or before May 19, 1991.

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 lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 9 according to plat of property of the City of Greenville, surveyed by the City Engineering Department, and according to resurvey prepared by C. O. Riddle, Jr. Reg. L.S. #1347, dated July 19, 1965, having the following courses and distances, to-wit:

BEGINNING at an iron pin at the northwestern intersection of Fern Avenue and Stone Avenue By-Pass which iron pin is located 18.5 feet west of the western edge of sidewalk on the western side of Stone Avenue By-Pass and running thence along the right of way of the Stone Avenue By-Pass N. 13-09 E. 110.2 feet to an iron pin; thence along property designated as Cemetery Property S. 38-02 W. 114.2 feet to an iron pin; thence along Fern Avenue S. 69-00 E. 48.5 feet to iron pin at the beginning corner.

Being the same property conveyed to the mortgagor herein by deed of James B. Madray, Jr. of even date herewith and recorded in the R.M.C. Office for Greenville County in Deed Book 1148 at Page 358.

THIS IS A PURCHASE-MONEY MORTGAGE

RECORDED  
MAY 20 1991  
GREENVILLE COUNTY, S.C.

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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.

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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