

Mortgagors Address: 115 Spring Valley Drive
Spartanburg, SC 29301

PURCHASE MONEY MORTGAGE OF REAL ESTATE BOOK 1543 PAGE 607

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Barney B. Lewis and James L. Lewis, d/b/a Dependable Feed and Seed Company, a South Carolina partnership, (hereinafter referred to as Mortgagor) is well and truly indebted unto Kenneth O. Couch and Sarah Couch Holton, their heirs and assigns,

(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
Thirty Two Thousand and 00/100 Dollars (\$32,000.00) due and payable

at such place as they are advised in writing.

with interest thereon from date at the rate of 12.0% per centum per annum, to be paid: in accordance with terms of aforesaid Note

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:

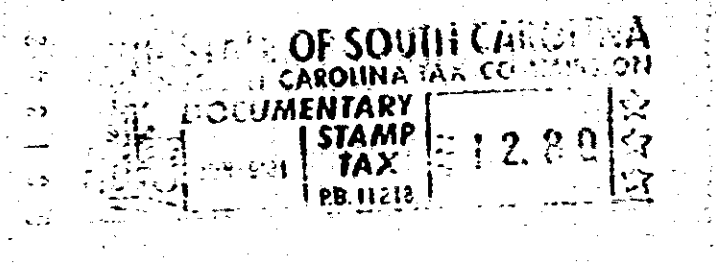
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his accounts by the Mortgagee, and also in consideration 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, being a portion of the Earl Subdivision of the Looper and Yown Property and having the following metes and bounds according to a survey made by J. C. Hill on October 20, 1948:

BEGINNING at an iron pin on the north side of Easley Bridge Road, a distance of 46 feet from the former location of Washington Avenue, and running thence along the Easley Bridge Road, S. 70-56 W. 58.35 feet to an iron pin; thence, N. 20-38 W. 125.8 feet to an iron pin on the line of the property now or formerly owned by Verdin; thence, N. 68 E 58.35 feet to an iron pin; thence, S. 20-38 E. 128.5 feet to the Easley Bridge Road, the point of beginning and being the identical property conveyed to Norman L. Couch, Sr., by F. B. Pinson, by deed dated June 10, 1949, recorded in Volume 384, page 37, RMC Office for Greenville County, South Carolina.

This is the same property conveyed to the Mortgagors herein by deed of Kenneth O. Couch and Sarah Couch Holton, of recent date, to be recorded herewith in the RMC Office for Greenville County, South Carolina.

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Together with all and singular rights, members, heritaments, 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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