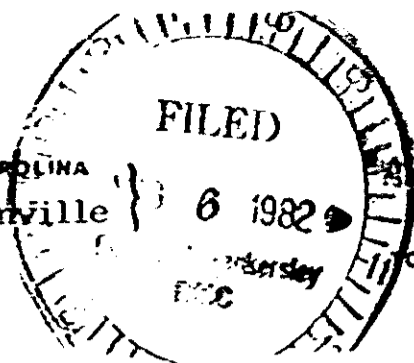


STATE OF SOUTH CAROLINA  
COUNTY OF Greenville



PURCHASE MONEY MORTGAGE  
MORTGAGE OF REAL ESTATE

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TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, D. RYAN PENLAND, JR. and KATHY LEAH H. PENLAND

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

PERRY V. HAYMES, SR.  
P.O. Box 385, Simpsonville, S.C. 29681

(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 Eight Thousand and no/100ths

Dollars (\$ 8,000.00 ) due and payable

as set forth by note of mortgagors of even date  
per note  
with interest thereon from date at the rate of / per centum per annum, to be paid per 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:

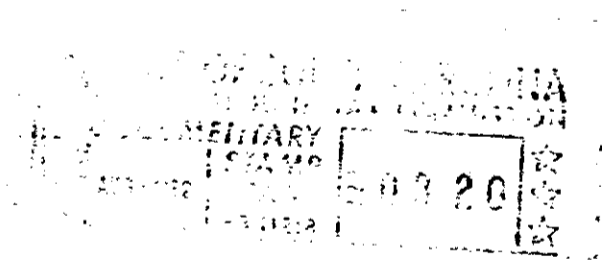
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, being on the North side of Curtis Street, in the Town of Simpsonville, and being known as Tax Map ID #308-4-10. The property having the following general boundaries as follows:

BOUNDED on the Southern side by West Curtis Street, for a distance of 109 feet, more or less, bounded on the East by property now or formerly of Home Telephone Company of Simpsonville, for a distance of approximately 175 feet, more or less, thence running in a Westerly direction along the property line of property now or formerly of Chandler, for a distance of 46.6 feet, more or less; thence running in a Southerly direction along the property line of property now or formerly of Gresham, for a distance of 85 feet, more or less; thence in a Westerly direction along the line of property now or formerly of Gresham 46.3 feet, more or less, thence in a Southerly direction for a distance of 100 feet, more or less, to the Northern edge of West Curtis Street, the point of beginning.

THIS being the same property conveyed to the Mortgagors herein by deed of Mortgagee, of even date, to be recorded simultaneously herewith.

THE PURPOSE OF THIS PURCHASE MONEY MORTGAGE IS TO SECURE THE MAJOR PORTION OF THE PURCHASE PRICE OF THE ABOVE DESCRIBED PROPERTY.



We have not examined the  
Courthouse records nor is  
this title certified.  
Gross & Gault, Attorneys

400 8 46621801

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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