

PURCHASE MONEY MORTGAGE

The State of South Carolina, GREENVILLE CO S.C.
County of GREENVILLE
JOHN W. INSLEY
R.M.C.

To All Whom These Presents May Concern:

I, JAMES B. GOWAN SEND GREETING:

Whereas, I, the said James B. Gowan
in and by my certain promissory note in writing, of even date with these
presents, am well and truly indebted to Sadie H. Duff, Mary Duff West and
James T. Duff, III,
in the full and just sum of Fifty-Five Thousand and no/100 (\$55,000.00) Dollars-----
, to be paid as shown on Note executed simultaneously herewith

, with interest thereon from as shown on said Note

~~to be computed and paid as shown on said Note~~

until paid in full; all interest not paid when due to bear
interest at same rate as principal; and if any portion of principal or interest be at any time past due and unpaid,
then the whole amount evidenced by said note to become immediately due, at the option of the holder hereof,
who may sue thereon and foreclose this mortgage; and in case said note, after its maturity, should be placed in
the hands of an attorney for suit or collection, or if, before its maturity, it should be deemed by the holder
thereof necessary for the protection of his or its interests to place, and the holder should place, the said note
or this mortgage, in the hands of an attorney for any legal proceedings, then and in either of said cases the
mortgagor promises to pay all costs and expenses, including 10 per cent. of the indebtedness as attorney's fees,
this to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW KNOW ALL MEN, That I, the said James B. Gowan

, in consideration of the said debt and

sum of money aforesaid, and for the better securing the payment thereof to the said Sadie H. Duff,

Mary Duff West and James T. Duff, III, according to the terms of the said note, and also in

consideration of the further sum of Three Dollars, to me, the said James B. Gowan

, in hand well and truly paid by the said Sadie H. Duff, Mary Duff West,
and James T. Duff, III,

at and before the signing of these Presents, the receipt whereof is hereby acknowledged, have granted, bar-
gained, sold and released and by these Presents do grant, bargain, sell and release unto the said Sadie H. Duff,
Mary Duff West and James T. Duff, III, their heirs and assigns, forever,

All that certain lot of land on Elm Street, Greenville Township known and designated
on a plat of the property of C. P. Mills, revised by Dalton and Neves, September,
1940, as Lot No. 3-A, and having, according to said plat, the following metes and
bounds, to-wit:

BEGINNING at a point on the northeast side of Elm Street, said point being 151 feet
from the intersection of Mills Avenue and Elm Street, and running along Elm Street
S. 44-33 E. 90 feet; thence along the rear line of units #4 and #5 N. 45-27 East,
145.6 feet; thence N. 42-28 West, 95.8 feet; thence S. 45-27 West, 178.6 feet to
the point of beginning.

This is the identical property conveyed to the Mortgagor herein by the Mortgagees
herein by deed dated November 8, 1983, and recorded in said RMC Office in Deed
Book _____, at page _____, on November 11, 1983.

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