

Mortgagee's Mailing Address:

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STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

GREENVILLE
RECORDED
4 29 1985
R.M.C. - HUSLEY

PURCHASE MONEY MORTGAGE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Virgil L. Balliew, Sr.,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Greenville Petroleum Company, Inc.,

(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 **Forty Thousand and NO/100ths (\$40,000.00)** ----- Dollars (\$)) due and payable

in five (5) equal annual installments of Eight Thousand (\$8,000.00) Dollars each beginning November 1, 1985 with interest at eight (8%) per cent per annum to be computed and paid monthly on the unpaid balance beginning December 1, 1983. (8%)
with interest thereon from date at the rate of **Eight** per centum per annum, to be paid: monthly, as aforesaid

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, just outside the City of Greenville and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on Alexander Street, and running thence N. 33-33 W. 175 feet to an iron pin on F. W. Powe Mfg. Co., line; thence with said line, N. 69-45 E. 46.4 feet to an iron pin; thence continuing with said line, N. 73-18 E. 78.6 feet to an iron pin; thence S. 33-33 E. 141 feet to an iron pin on Alexander Street; thence with said Street, S. 56-27 W. 120 feet to the beginning; being the same lot of land conveyed to Greenville Petroleum Company, Inc. by deed of Spartan Petroleum Company, Inc. dated April 26, 1983, recorded in Deed Book 1187 at Page 984, RMC Office for Greenville County.

Map Reference No. 0150.00-02-003.00

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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 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.

A.M.C.I.

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