

STATE OF SOUTH CAROLINA } FILED
COUNTY OF GREENVILLE GREENVILLE S. C.

PURCHASE MONEY MORTGAGE
MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

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WHEREAS, HARRY L. HUBMAN, R.M.C. and WENSLEY

(hereinafter referred to as Mortgagor) is well and truly indebted unto HARRY L. BLAIR, LETIA ALGNE BLAIR AIKEN, AND MARY BLAIR MARTIN

(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/100's

Dollars (\$ 40,000.00) due and payable

with interest thereon from date at the rate of twelve per centum per annum, to be paid: according to said 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

PARCEL 1 - ALL that certain piece, parcel or lot of land situate lying and being in the City of Greenville, County of Greenville, State of South Carolina, containing 6,000 sq. feet and located on Edisto Street as shown on a Plat of property of David B. Mann, to be hereinafter recorded, prepared by Freeland and Associates, RLS, on November 7, 1983, reference to said Plat being hereby craved for a more complete description.

PARCEL 2 - ALL that certain piece, parcel or lot of land situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, being located on Edisto Street, and containing 6,000 sq. feet, more or less, as shown on a plat of survey of David B. Mann by Freeland and Associates on November 7, 1983, reference to said plat being hereby craved for a more complete description.

PARCEL 3 - ALL that certain piece, parcel or lot of land, situate lying and being in the City of Greenville, County of Greenville, State of South Carolina, being located at the intersection of Edisto Street and Moultrie Street, and containing 7,549.15 sq. feet as shown on a plat of survey for David B. Mann, to be hereinafter recorded, made by Freeland and Associates on November 7, 1981, reference to said plat being hereby craved for a more complete description.

THE above described property being the same conveyed to the Mortgagor by Deed of even date to be recorded herewith.

The Mortgagee hereby agrees to release Parcels 1 and 2 as contained in the description of the within Mortgage upon payment of the sum of Four Thousand Dollars and no/100's (\$4,000.00) for each parcel.

In addition, the Mortgagee hereby agrees to subordinate Parcels 1 and 2 to a construction loan obtained by the Mortgagor in the event the Mortgagor elects not to have the Parcels release for the above release price of Four Thousand Dollars and no/100's (\$4,000.00) each. The Mortgagor agrees to subordinate Parcels 1 and 2 as herein stated only until such time as any new homes placed on Parcels 1 and 2 are sold or two years from the date hereof, which ever occurs first.

In addition the Mortgagee hereby agrees to release parcel 3 as contained in the description of the within mortgage upon payment of the sum of \$32,000.00.

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STATE OF SOUTH CAROLINA
GREENVILLE COUNTY
NOV 23 1983

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 Mortgagee 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.

RECORDED

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