STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

2 42 PAUD WHOM THESE PRESENTS MAY CONCERN:
PURCHASE MONEY MORTGAGE

DONN : GRAMMERSLEY

WHEREAS,

PATSY C. QUINN

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

L. BRUCE SMITH and MOISE D. SMITH

(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

Seventy Thousand and No/100 -----

Dollars (\$70,000.00) due and payable

as set forth on note of even date herewith

WIGHT STREET, THE PROPERTY WHEN

XXXXXXXXXXXXX

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 to of land, with all improvements thereon, or hereafter constructed thereon, situate lying and being in the State of South Carolina, County of Greenville, lying and being on the southeasterly side of Motor Club Road, near the City of Greenville, S. C., containing twelve (12) to fourteen (14) acres, more or less, and having according to a plat entitled "Property of Cecil F. Wynn" prepared by C. O. Riddle dated March 1970, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeasterly side of Motor Boat Club Road, corner of property now or formerly of C.J. Bowen and running thence along said Road N. 38-46 E. 228.2 feet to an iron pin; thence continuing along said Road in a northeasterly direction 135 feet to a new iron pin; thence turning and leaving said Road S. 46-00 E. 160 feet, more or less, to a new iron pin and shown on a survey of said line made by Gould & Associates, Surveyors, for L. Bruce and Moise Smith dated October 6, 1980; thence along the line surveyed by Gould N. 52-17 E. 204.1 feet to a new iron pin; thence S. 42-15 E., according to the Gould survey, 50 feet to a new iron pin; thence S. 42-15 E. 347.3 feet to an old iron pin per the Gould Survey; thence S. 42-15 E. 27.5 feet to an old iron pin per Gould survey; thence S. 42-15 E. 116 feet to an old iron pin per Gould survey; thence turning and leaving the line surveyed by Gould S. 50-27 W. 37.1 feet, more or less, to an old iron pin; thence along the line of property now or formerly of C. E. Hawkins S. 39-37 W. 535.6 feet, more or less, to an old iron pin; thence along property now or formerly of Bynum S. 76-56 W. 80.8 feet, more or less, to an old iron pin; thence continuing along property now or formerly of Bynum S. 27-49 E. 203 feet, more or less, to an iron pin; thence along the line of property now or formerly of Burdine N. 86-04 W. 94.1 feet, more or less, to an iron pin; thence continuing along the line of property of Burdine N. 86-04 W. 206.3 feet, more or less, to an iron pin; thence N. 33-24 W. 370.4 feet, more or less, to an iron pin; thence N. 35-55 E. 333.3 feet, more or less, to an iron pin; thence N. 51-18 W. 203 feet, more or less, to an iron pin on Motor Boat Club Road, the point of BEGINNING.

This is the same property conveyed to the Mortgagor by deed of the Mortgagees of even date herewith to be recorded.

STAMP 2000

Together with all and singular rights, members, heredituments, 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 attacked, 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 Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagor forever, from and against the Mortgagor and all persons who associated lawfully claiming the same or any part thereof.

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