

MAILING ADDRESS: P. O. Drawer 708
Greer, SC 29651

(#6599)
MORTGAGE OF REAL ESTATE - Offices of HILL, WYATT & BANNISTER, Attorneys at Law, 100 Williams St. Greenville, S. C.

FILED
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STATE OF SOUTH CAROLINA,)
County of Greenville)
PURCHASE MONEY MORTGAGE

To All Whom These Presents May Concern:

WHEREAS, ELLIS L. DARBY, JR. and M. GRAHAM PROFFITT,

hereinafter called the mortgagor(s), is (are) well and truly indebted to BANK OF GREER
as Committee for Margaret V. Wood, hereinafter called the mortgagee(s),

in the full and just sum of Three Hundred Thirty Five Thousand and No/100 (\$335,000.00) --

Dollars, in and by a certain promissory note in writing of even date herewith, due and payable as follows:

as set forth in said note,
~~with interest from~~ ~~at the rate of~~ ~~percentum per annum until paid~~
~~interest to be computed and paid~~ ~~and if unpaid when due to bear interest at the same~~
~~rate as principal until paid~~ and the mortgagor(s) has (have) further promised and agreed to pay ten per cent
of the whole amount due for attorney's fee, if said note be collected by an attorney or through legal
proceedings of any kind, reference being thereunto had will more fully appear.

NOW, KNOW ALL MEN, That the said mortgagor(s) in consideration of the said debt and sum of
money aforesaid, and for the better securing the payment thereof, according to the terms of the said note,
and also in consideration of the further sum of Three Dollars, to the mortgagor(s) in hand well and truly
paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged,
have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the
said mortgagee(s) the following described real property:

ALL that certain piece, parcel or tract of land lying and being on the westerly side of
Enoree River, northerly side of Canebrake Subdivision, easterly side of Wood Road, and
the southeasterly side of Old Spartanburg Road, near the City of Greenville, South
Carolina, containing approximately 140.94 acres, and having, according to a survey
entitled "Property Survey Wood Estate" made by Arbor Engineering, Inc. and recorded
in the RMC Office in Plat Book 10-N, pages 85+86, which by reference is incorporated
herein and made a part hereof and being the same property conveyed to the Mortgagors herein
by deed of the Mortgagee of even date herewith to be recorded.

The Mortgagee does hereby agree to release any single-family residential lot when developed
as a subdivision for the payment of \$3,000.00 per lot. The Mortgagee further agrees to
release from the lien of this mortgage any property developed as recreational facilities
for the subdivision including but not limited to swimming pool, club house and tennis
courts as well as sewer lift stations and other similar improvements on the basis of
\$6,000.00 per acre, odd acres to be appropriately pro-rated.

Should the Mortgagors decide to convey the streets in the subdivision to the County of
Greenville, the Mortgagee agrees to release from this lien the area covered by the streets
conveyed to the County without any payment on said mortgage.

The Mortgagee further agrees that it will subordinate this mortgage to any and all
rights-of-way that are granted for the purpose of providing utility services and/or the
development of the property as a residential subdivision without reducing the balance due
on the mortgage and agrees to execute such documents as shall be necessary in connection
therewith.

This mortgage and the note which it secures is executed pursuant to an Order issued by
the Court of Common Pleas as will more fully appear in the Clerk of Court's Office,
being Judgment Roll No. 84-2729.

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
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STAMP
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