

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

PURCHASE MONEY MORTGAGE
MORTGAGE OF REAL ESTATE

BOOK 1598 PAGE 228

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS,

GREYSTONE PROPERTIES, INC.

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

HAROLD B. MCKINNEY or JUANITA J. MCKINNEY

(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 Two Hundred Fifty-Four Thousand One Hundred Sixty and 00/100----- Dollars (\$254,160.00) due and payable

As per note executed this date or any future modifications, extensions or renewals thereof.

with interest thereon from date at the rate of per note per centum per annum, to be paid per 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

ALL that piece, parcel or tract of land, together with all improvements thereon, situate, lying and being Northwest of S. C. Highway 14 and being shown as 52.95 acres on a plat of property of Francis E. Clark and Robert E. Clark prepared by T.H. Walker, Jr., RLS, on February 27, 1983 (reference also had to Tract 5 and portion of Tract 4 as on plat of property of Charles C. Thomason Estate recorded in Plat Book Y, Page 110 in the RMC Office for Greenville County) and which property has, according to the said Walker plat, the following metes and bounds, to-wit:

BEGINNING at an old stone at the most Northeasterly point of the within described tract and being at the joint corner of Lot 1 of Rocky Creek Acres, Section 2 and property of Lucille G. McMurray and running thence S. 11-00 E. 1325.2 feet to an old axle; thence S. 9-27 E. 123.6 feet to an old iron pin; thence turning and running S. 87-25 W. 219.9 feet to an old iron pin; thence S. 86-20 W. 1016.6 feet to an old iron pin; thence turning and running N. 23-05 W. 240 feet to an old iron pin; thence S. 82-53 W. 230 feet to an iron pin; thence N. 77-45 W. 230 feet to an iron pin; thence S. 82-22 W. 180 feet to an iron pin; thence N. 74-35 W. 114.1 feet to a point in the center of Little Rocky Creek; thence with Little Rocky Creek as the line the traverse of which is N. 19-31 E. 228.5 feet to an iron pin; thence N. 8-18 E. 200.0 feet to an iron pin; thence N. 4-31 W. 188.1 feet to an iron pin; thence crossing Little Rocky Creek N. 77-22 W. 39 feet to an old iron pin; thence leaving Little Rocky Creek N. 73-40 W. 436.05 feet to an iron pin; thence turning and running along the joint boundary of property of Baumann and Rocky Creek Acres, Section 2, N. 76-33 E. 2223.6 feet to the point of beginning.

This being the same property conveyed to the Mortgagors herein by deed of Harold B. McKinney, of even date, to be recorded herewith.

Mortgage holder agrees to release property from the mortgage at the rate of one acre for \$9,000.00 paid to principal in addition to downpayment. Property to be released shall have a common boundary with the boundary line of the entire mortgaged tract or shall front on a publicly dedicated paved street or streets to be constructed by obligors.

This mortgage is to secure the purchase price for the within property as evidenced by a Purchase Money Promissory Note executed this date.

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.

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