

PURCHASE MONEY MORTGAGE

BOOK 1183 PAGE 447

MORTGAGE OF REAL ESTATE BY A CORPORATION

Office of Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.

State of South Carolina

COUNTY OF GREENVILLE

FILED  
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OLLIE FARNSWORTH  
R. H. C.

To All Whom These Presents May Concern:

Paris Mountain Commercial Properties, Inc. (herein called mortgagor) SENDS GREETING;

WHEREAS, the said mortgagor, Paris Mountain Commercial Properties, Inc.

a corporation chartered under the laws of the State of South Carolina, is well and truly indebted

to the mortgagee in the full and just sum of Eighty Thousand and No/100 (\$80,000.00)

Dollars, in and by its certain promissory note in writing, of even date herewith, due and payable in four (4) equal annual installments of Twenty Thousand Dollars (\$20,000.00) each, to be paid March 15, 1975, March 15, 1976, March 15, 1977, and March 15, 1978, with interest on the unpaid principal balance at the rate of seven (7%) percent per annum, payable annually, the first such interest payment being due and payable March 15, 1972, and subsequent interest payments due on March 15 of each year thereafter until paid in full; all interest not paid when due to bear interest at the same rate as principal.

~~with interest from~~

~~percent and paid, interest to be computed and paid~~

until paid in full; all interest not paid when due to bear interest at same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, the whole amount evidenced by said note to become immediately due, at the option of the holder hereof, who may sue thereon and foreclose this mortgage; and in case said note, after its maturity, should be placed in the hands of an attorney for suit or collection, or if before its maturity it should be deemed by the holder thereof necessary for the protection of its interests to place and the holder should place the said note or this mortgage in the hands of an attorney for any legal proceedings, then and in either of said cases the mortgagor promises to pay all costs and expenses, including ten per cent of the indebtedness as attorney's fee, this to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW, KNOW ALL MEN, That the said mortgagor, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said mortgagee, according to the terms of said note, and also in consideration of the further sum of Three Dollars to the said 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 said

Francis T. Mitchell, Individually, and Frances T. Tindal, Individually and as Trustee for William M. Tindal, Jr. and James H. Tindal, All that certain piece, parcel or lot of land in the County of Greenville, State of South Carolina situate, lying and being on the northeastern side of New Buncombe Road, and having according to plat entitled Wm. M. Tindal Estate by Piedmont Engineering Service, dated May, 1970 and revised June, 1967, the following metes and bounds, to-wit:

BEGINNING at a point at the southeastern intersection of North Parker Road and New Buncombe Road and running thence with the northeastern edge of right of way of New Buncombe Road S. 41-55 E. 770.6 feet, more or less, to a point in line of property now or formerly belonging to Garrison; thence with the line of property now or formerly belonging to Garrison N. 48-05 E. 145.2 feet to a point; thence N. 23-00 W. 732.7 feet, more or less, to a point on the southern side of North Parker Road; thence with the southern edge of North Parker Road S. 59-25 W. 390.7 feet to the point of beginning.