

Edwards, Wood and Reese

MORTGAGE OF REAL ESTATE - Prepared by ~~THE BANK OF AMERICA~~ ~~GREENVILLE, S.C.~~ Attorneys at Law  
GREENVILLE, S.C. - Greer, S. C.

PURCHASE MONEY MORTGAGE

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

ALL 1 4 14 PM MORTGAGE OF REAL ESTATE

BOOK 1403 PAGE 9

TO ALL WHOM THESE PRESENTS MAY CONCERN:  
DONNIE S. TARKENTON  
R.M.C.

WHEREAS, Penta Associates, a S. C. General Partnership

(hereinafter referred to as Mortgagor) is well and truly indebted unto D. Vincent Duncan

(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

--One Hundred Six Thousand Five Hundred and <sup>Dollars \$106,500.00</sup> no/100ths---- due and payable

in equal annual installments of Twenty-one Thousand Three Hundred and no/100th (\$21,300.00) Dollars, at Greer, South Carolina, or as shall hereafter be designated in writing,

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

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:

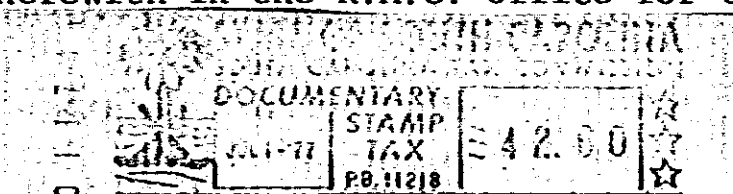
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Chick Springs Township, partly within the City of Greer, lying on the north side of Dual Lane State Highway 29 and the west side of Forest Street, and having the following courses and distances, to-wit:

BEGINNING at an iron pin on the west side of Forest Street Extention, 100 feet from the right-of-way line of the highway and running thence, with the western edge of said Forest Street Extention, N. 7-15 E. 130.5 feet to a point along the edge of said Forest Street, said point being 15.2 feet from the center of Forest Street Extention; thence, N. 88-45 W. 319.5 feet to a point; thence, S. 9-5 E. 268.7 feet to a point along the northern right-of-way line of the Dual Lane Highway; thence, with said line, N. 82-30 E. 148.5 feet to a stake, 100 feet from the western edge of Forest Street Extention; thence, with the right-of-way flare-line, N. 44-45 E. 158 feet to the beginning corner.

ALSO, ALL that certain parcel or lot of land situated on the west side of Forest Street Extention, near the limits of the City of Greer and northward therefrom, in Chick Springs Township, Greenville County, State of South Carolina, being designated as LOT NUMBER SIXTY (60) of the property of Geanie Caldwell, according to survey and plat thereof by H. L. Dunahoo Surveyor, dated October 24, 1949, recorded in Plat Book X at Page 1 in the R.M.C. Office for Greenville County, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the west side of Forest Street Extention, corner of Duncan lot, and running thence along said Forest St., N. 10-00 E. 30 feet to an iron pin, corner of Lot No. 62; thence, along the line of Lot No. 62, N. 74-30 W. 196 feet to an iron pin; thence, along the rear line of Lots 62 and 61, N. 10-30 E. 169 feet to a granite marker on the line of T. Q. Jackson lot; thence, along line of same, N. 74-30 W. 183 feet to granite marker; thence, S. 15-30 W. 300 feet to an iron pin; thence, S. 89-15 E. 413 feet to the beginning corner.

DERIVATION: See deed of D. Vincent Duncan to Penta Associates to be recorded herewith in the R.M.C. Office for Greenville County, South Carolina.



Together with all and singular rights, members, herditaments, 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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