

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S.C.

JUN 1 10 18 AM '93
DONNIE S. ...
R.H.C. - ASLEY

PURCHASE MONEY MORTGAGE

MORTGAGE OF REAL ESTATE

BOOK 1809 PAGE 274

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, P. RANDALL BENTLEY, L. BERRY WOODS, JR. AND T. R. THOMPSON

(hereinafter referred to as Mortgagor) is well and truly indebted unto PHILIP BETSCH AND DIANA T. BETSCH

to Steven P. Barkeff, 1616 Walnut Street,
18th Floor, Philadelphia, PA 19103

(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

THIRTY-TWO THOUSAND FIVE HUNDRED AND NO/100----- Dollars (\$32,500.00) 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 11 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 certain piece, parcel or lot of land situate, lying and being in Greenville County, South Carolina, on Parkins Mill Road and containing 1.24 acres, more or less, according to plats prepared for P.R. Bentley by J. L. Montgomery III, RLS, dated May 25, 1983 and recorded in Plat Book 9-7 at Page 64 and Plat Book 9-7 at Page 65 and having according to said plats the following metes and bounds to-wit:

BEGINNING at an iron pin in the northeastern edge of Parkins Mill Road, joint corner with Pantry Convenience Store and running N. 60-09 E 150 feet to an iron pin; thence N. 29-51 W. 124.7 feet to an iron pin in eastern edge of Cavalier Drive; thence along said Drive N. 58-12 E. 147.5 feet to an iron pin; thence S. 64-01 E. 89.6 feet to an iron pin; thence S. 11-07 W. 222.22 feet to an iron pin; thence continuing S. 11-07W. 132.98 feet to a nail; thence N. 66-53 W. 42.4 feet to an iron pin; thence along Parkins Mill Road N. 54-06 W. 100.04 feet to an iron pin; thence continuing along said road N. 58-40 W. 100 feet to an iron pin at point of beginning.

THIS being the same property conveyed to the Mortgagors herein by deed of Philip A. Betsch and Diana T. Betsch, of even date, to be recorded herewith.

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

Makers shall have right to prepay at anytime in full or in part without penalty. Payees agree to lease up to one-half of the property given as security for this mortgage upon payment of one-half of the outstanding mortgage balance at the time release is requested.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX
13.00

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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