

JUL 4 12 12 PM 1981

BOOK 1018 PAGE 503

First Mortgage on Real Estate

### MORTGAGE

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

TO ALL WHOM THESE PRESENTS MAY CONCERN:

**Janus Corp.**

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto CAROLINA FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, Greenville, S. C., (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-One Thousand and No/100** - - - - -  
DOLLARS (\$ **31,000.00** ), with interest thereon from date at the rate of **Six**  
per centum per annum, said principal and interest to be paid as therein stated, and

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 purpose, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable,

**February 1, 1981.**

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 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 on the northern side of Lee Road shown as Lot No. 7 on a survey for Clyde H. Howard recorded in the R. M. C. Office in Plat Book VV at Page 173 and being further described as follows:**

**BEGINNING at an iron pin on the northern side of Lee Road at the southeastern corner of Lot No. 7-A which point is 335 feet from the intersection of Lee Road and McCarter Road and running thence along the line of Lot No. 7-A N. 12-09 E. 304.5 feet to an iron pin in line of property now or formerly owned by Emory; thence N. 74-25 E. 136.4 feet to an iron pin in the line of Property now or formerly owned by Kilgore; thence along the Kilgore property S. 6-18 W. 375.7 feet to an iron pin on the northern side of Lee Road; thence along Lee Road, N. 73-42 W. 93.2 feet to the beginning corner.**

Being the same property conveyed to Janus Corp. by deed recorded in Deed Book 708 at Page 272.

Subject to a right of way 300 feet long X 25 feet wide for swage purposes to the Wade Hampton Water and Sewer District as more fully set forth in a deed from R. W. Manley to the Wade Hampton Water and Sewer District dated October 4, 1963 recorded in Deed Book 734 at Page 247.

FOR SATISFACTION TO THIS MORTGAGE SEE

SATISFACTION BOOK 23 PAGE 612

SATISFIED AND CANCELLED OF RECORD

23 DAY OF Feb 1981  
Deanne S. Tankersley  
R. M. C. FOR GREENVILLE COUNTY, S. C.  
AT 4 09 O'CLOCK P M. NO. 25837