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MORTGAGE OF REAL ESTATE Prepared by RILEY AND RILEY, Attorneys at Law, Greenville, S. C.

R. M. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Whereas: JAMES KALATGES, INC.

(hereinafter referred to as Mortgagor) is well and truly indebted unto JAMES M. GILFILLEN

(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 Twelve Thousand and No/100 -----
----- Dollars (\$ 12,000.00) due and payable

at the rate of \$250.00 quarterly, provided that not over \$5,000.00 be paid in any one year.

on the unpaid balance
with interest thereon from date at the rate of six per centum per annum to be paid: quarterly.

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, in the City of Greenville, being being located on the Southeastern side of Wade Hampton Boulevard (U. S. Highway #29) and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeastern side of Wade Hampton Boulevard and running thence along property of Greenville Auto Sales, Inc. S. 37-34 E. 329 feet to an iron pin; thence S. 83-45 W. 53.82 feet to an iron pin; thence along other property of Wm. R. Timmons, Jr. and W. T. Patrick N. 37-34 W. 301.1 feet to an iron pin on the Southeastern side of Wade Hampton Boulevard; thence with the Southeastern side of Wade Hampton Boulevard N. 52-30 E. 46 feet to the beginning point.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of 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.

SATISFIED AND CANCELLED OF RECORD
10th DAY OF July 1978
Attest: _____
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 9:26 O'CLOCK A. M. NO. 734

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 59 PAGE 109