

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
R. M. C.

BOOK 1228 PAGE 165

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, ROBERT C. STRATTON, JR.

(hereinafter referred to as Mortgagor) is well and truly indebted unto JENK'S, INC.

(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 Three Thousand Five Hundred Fifteen and No/100--- Dollars (\$ 3,515.00 ) due and payable monthly in equal amounts for sixty (60) months. Interest to be paid each month on the remaining balance prior to each payment at the rate of 8%. Prepayment privilege without penalty.

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

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, and being shown as the property of Jenk's, Inc. on plat by C. O. Riddle, R.L.S. dated January 7, 1972 and being more particularly described in accordance with said plat, to-wit:

BEGINNING at an iron pin at the intersection of the Duke Power Company right of way and the southern edge of the right of way for South Carolina Highway 418 and running thence along the Southern edge of said highway right of way N. 67-30 E. 455.5 feet to an iron pin; thence continuing along said right of way N. 67-30 E. 1,412.9 feet to an iron pin; thence continuing along said right of way N. 79-36 E. 179 feet to an iron pin; thence continuing along said right of way N. 67-30 E. 178.4 feet to an iron pin in the western edge of Reedy River; thence along the western edge of Reedy River, the traverse line of which is as follows: S. 27-54 W. 116.6 feet to a point; thence S. 37-09 W. 105.1 feet to a point; thence S. 32-14 W. 372 feet to a point; thence S. 10-18 W. 99.6 feet to a point; thence S. 4-38 E. 117.6 feet to an iron pin; thence leaving the edge of said river S. 45-25 W. 178.5 feet to an iron pin in the center of Duke Power Company right of way; thence along the center of said right of way N. 89-04 W. 1,119.5 feet to an iron pin; thence continuing along said right of way N. 89-04 W. 496.4 feet to the point of beginning.

THIS BEING the same property received by the Mortgagor herein by deed dated April 1, 1972 from Jenk's, Inc. and to be recorded in the R.M.C. Office for Greenville County, S. C. prior hereto.

Together with all and singular rights, members, hereditaments, 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.