

REGULATION NO. 22 COMPLIED WITH

JUN 28 3 41 PM '73

DONNIE S. TANKERSLEY R.H.C.

MORTGAGE

STATE OF SOUTH CAROLINA, } ss: COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Dobson True Value Hardware, Inc., Greer, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto Ellen W. Davenport, hereinafter called the Mort-

gagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of Fifty-Three Thousand Three Hundred Fifty and no/100 Dollars (\$53,350.00), with interest from date at the rate of seven & one-half centum (7 1/2%) per annum until paid, said principal and interest being payable at the office of Ellen W. Davenport

or at such other place as the holder of the note may designate in writing, in annual installments of Twenty-Six Thousand Six Hundred Twenty-five Dollars (\$26,625.00) plus interest commencing on the 5 day of January, 1974, and on the 5th day of each month thereafter until the principal and interest are fully paid.

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) 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, the following-described real estate situated in the County of Greenville

State of South Carolina: ALL that certain piece, parcel or lot of land, with improvements thereon, in the State of South Carolina, Greenville County, Chick Springs Township, approximately three miles west of the City of Greer, lying on the southern side of Wade Hampton Boulevard (U. S. Highway No. 29), being shown and designated as 2.29 acres on a plat of the property of Ellen W. Davenport prepared by John A. Simmons, Registered Surveyor, dated March 2, 1971, recorded in the R.M.C. Office for Greenville County in Plat Book 4-1, page 97, and having, according to said plat, the following courses and distances, to-wit:

BEGINNING at an iron pin at the northeastern corner of said property at or near a paved driveway and on the southern right of way of Wade Hampton Boulevard (U. S. Highway No. 29) and running thence with said paved driveway, S. 21-04 E. 309 feet to an iron pin on the line of property belonging to Woodson Long; thence with the line of Woodson Long and others S. 67-50 W. 254 feet to an iron pin; thence S. 83-10 W. 50.8 feet to an iron pin on the line of property belonging to J. W. DeYoung; thence with the line of J. W. DeYoung, N. 29-17 W. 298.6 feet to an iron pin on the southern right of way line of Wade Hampton Boulevard (U. S. Highway No. 29); thence with the southern right of way line of Wade Hampton Boulevard (U. S. Highway No. 29), N. 68-00 E. 346 feet to an iron pin, the beginning corner.

This is the identical property conveyed to the mortgagor herein by deed from Ellen W. Davenport of even date herewith to be recorded herewith in the R.M.C. Office for Greenville County.

This is a purchase money mortgage and is given to secure a portion of the purchase price.

Together with all and singular the rights, members hereditaments, and appurtenances to the same belonging or 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 and equipment now or hereafter attached to or used in connection with the real estate herein described.