

MORTGAGE OF REAL ESTATE BY A CORPORATION - Prepared by WILLIAMS & HENRY, Attorneys at Law, Greenville, S. C.

JUN 16 5 00 PM '74

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE BY A CORPORATION
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Palmetto State Unit - WBCCI, Inc.

a corporation chartered under the laws of the State of South Carolina.
(hereinafter referred to as Mortgagor) is well and truly indebted unto W. A. Pearson and Ann C. Pearson

(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 Fifteen Thousand Six Hundred Twenty and 00/100 (\$15,620.00)—

-----Dollars (\$15,620.00) due and payable
as follows: Three Thousand Six Hundred Twenty and 00/100 (\$3,620.00) Dollars one year from date, together with accrued interest to date; Three Thousand and 00/100 (\$3,000.00) Dollars two years from date, together with accrued interest to date, and Three Thousand and 00/100 (\$3,000.00) Dollars on the same date in each succeeding year thereafter, together with accrued interest, until the entire principal, together with accrued interest, shall have been paid

with interest thereon from _____ date _____ at the rate of eight(8) per centum per annum, to be paid: annually

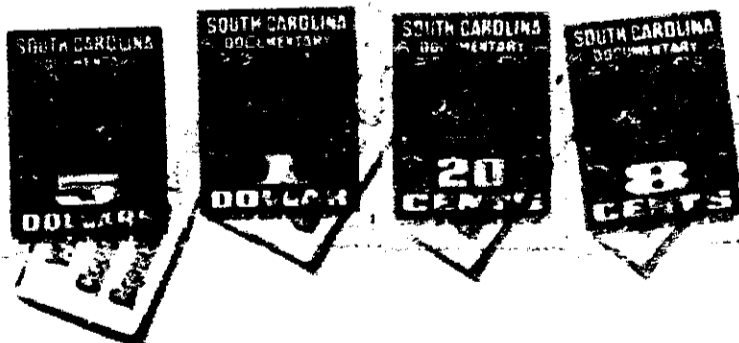
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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 on Table Rock Road approximately two (2) miles east of Table Rock Reservoir and according to a survey prepared by T. Craig Keith, dated March 15, 1973, having the following courses and distances, to-wit:

BEGINNING at an iron pin on the southern side of said paved road at the joint front corner of lot 4-A and Lot 4-B and running thence with said paved road N. 78 W. 416 feet to an iron pin; thence S. 11 W. 1039 feet to an iron pin; thence with South Saluda River, the center of said River being the property line, and the traverse being S. 72-30 E. 295 feet and S. 85 E. 153.2 feet to an iron pin; thence with lot 4-B N. 14 E. 1139.2 feet to the point of beginning.

The above referenced plat is recorded in the R. M. C. Office for Greenville County, South Carolina in Plat Book SE at Page 55.



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 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.