500° 1202 FASE 339

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

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

WHEREAS. B F S RENTALS, A PARTNERSHIP

date

(hereinafter referred to as Mortgagor) is well and truly indebted unto GREENVILLE RENTAL CO., A PARTNERSHIP

(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 Five Thousand and No/100----------Dollars (\$ 5,000.00) due and payable

one (1) year from date hereof,

with interest thereon from

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 Mortgagoe at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagoe 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 Mortgagoe, its successors and assigns:

ALL that certain piece, parcel or lot of land situate, lying and being on the Northern side of Ikes Road near the City of Greenville, in the County of Greenville, State of South Carolina, being known and designated as Lot No. 1 on Plat of Property of W. N. Leslie, Inc., which plat is recorded in Plat Book 4-N at Page 58, in the RMC Office for Greenville County and according to said plat having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northern side of Ikes Road, joint front corner of Lots 1 and 2, and running thence with the joint line of said lots, N. 3-51 E. 145 feet to an iron pin in line of property of W. N. Leslie; thence running, N. 86-09 W. 62.9 feet to an iron pin in line of a subdivision of Leslie and Shaw; thence running with that line, S. 22-54 E. 151 feet to an iron pin on the Northern side of Ikes Road; thence with said Road, S. 85-05 E. 112 feet to an iron pin, the point of beginning.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of the reats, 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 Mortgagoe forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.