

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S. C.  
SEP 5 4 35 PM '75  
DONNIE S. TANKERSLEY  
R.M.C.

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

WHEREAS, CAROLINA ENTERPRISES OF GREENVILLE, INCORPORATED

(hereinafter referred to as Mortgagor) is well and truly indebted unto FRED W. WYNN

(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

FORTY-FOUR THOUSAND and no/100----- Dollars (\$ 44,000.00 ) due and payable in four (4) equal annual installments, the first installment due and payable in the amount of \$11,000.00 plus interest on August 27, 1975 and the remaining annual installments due and payable on the 27th day of August of each successive year until paid in full, with interest thereon from date at the rate of 9 3/4 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, the Mortgagee's heirs, 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 the northeastern side of West Parker Road as appears on plat of Carolina Enterprises, Inc. prepared by Piedmont Engineers and Architects and recorded in plat book 51 at page 18 of the RMC Office for Greenville County, S. C. and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the northeastern side of West Parker Road, said iron pin being 588.3 feet, more or less, from the southeastern intersection of Butler Drive and West Parker Road, and running thence N. 74-10 E. 267.82 feet with the joint line of Hardee's to an iron pin; thence S. 18-00 E. 170 feet to an iron pin; thence with the joint line of the lot now or formerly owned by House Rentals, Inc. S. 56-34 W. 244.44 feet to an iron pin on the northerly side of West Parker Road, thence with the northerly side of West Parker Road N. 25-37 W. 157.48 feet to an iron pin; running thence N. 25-05 W. 90 feet to the point of beginning.

The above described property may be released from the lien of this mortgage in accordance with the terms and conditions of that certain agreement between the Mortgagor, Mortgagee and John M. Dillard, as Escrow Agent, of even date herewith, incorporated herein by reference.



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.

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