

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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

WHEREAS, HENDRICKS BUILDERS CENTER, INC.

(hereinafter referred to as Mortgagor) is well and truly indebted unto POINSETT REALTY COMPANY

(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 **FIFTY FOUR THOUSAND THREE HUNDRED SIXTY-EIGHT**

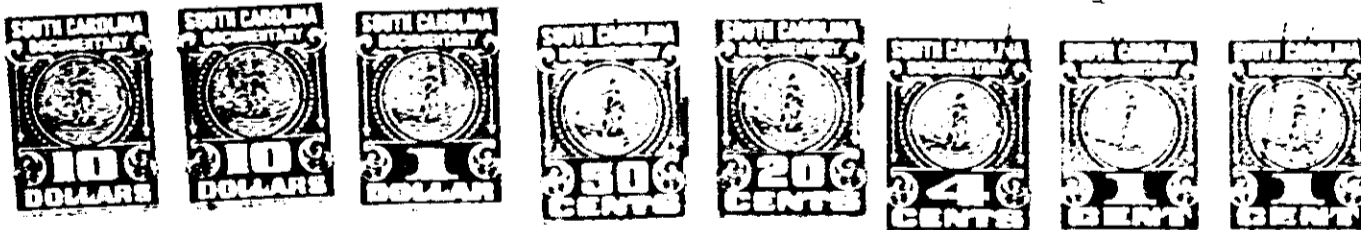
AND NO/100THS----- Dollars \$ 54,368.00 due and payable
\$10,873.60 plus interest on or before March 27, 1976; \$10,873.60 plus interest
on or before March 27, 1977; \$10,873.60 plus interest on or before March 27,
1978; \$10,873.60 plus interest on or before March 27, 1979 and a final pay-
ment of \$10,873.60 plus interest on or before March 27, 1980
with interest thereon from date at the rate of eight 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, in the City of Simpsonville, containing 2.33 acres as shown on plat entitled "Simpsonville Lumber Company", dated April 22, 1974, prepared by J. L. Montgomery, III, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point at the northeasterly corner of the intersection of North Maple Street and Jones Avenue and running thence with the northeasterly edge of Jones Avenue N. 78-34 E. 333.72 feet to a point; thence with the right of way of railroad N. 27-51 W. 372.0 feet to a point; thence with line of 2.65 acre tract as shown on above referred to plat S. 62-08 W. 328.98 feet to a point on the easterly edge of North Maple Street; thence with the easterly edge of North Maple Street S. 41-23 E. 99.83 feet to a point; thence continuing with the easterly edge of North Maple Street S. 28-24 E. 100.00 feet to a point; thence continuing with the easterly edge of North Maple Street S. 16-59 W. 82.0 feet to 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 rents, issues, and profits which may arise or be received thereon, and including all heat, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any way, and having the mention of the parties hereto, the fixtures and equipment, other than the usual household furniture, to 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 Mortgagee covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully and legally able 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 Mortgagee 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 who have ever lawfully claimed the same or any part thereof.

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