

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JUL 19 2 47 PM '76
DORIS S. TANKERSLEY
R.M.C.

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

WHEREAS, CLAYTON TILE & DISTRIBUTING CO., INC.

(hereinafter referred to as Mortgagor) is well and truly indebted unto T. J. WESSEL

(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 Twenty Five Thousand and No/100 -----

----- Dollars (\$25,000.00) due and payable over a period of Five years, in accordance with the terms of a note of even date herewith,

with interest thereon from date 7-6-76 at the rate of ten (10%) per centum per annum, to be paid:

in accordance with the terms of said note

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 the Woodruff Road, consisting of approximately 2.28 acres, and shown on a Plat of the Property of Ethel J. Wright dated February 7, 1964, by C.O. Riddle, L.S., recorded February 21, 1964 in the R.M.C. Office for Greenville County, in Plat Book PFF at Page 51, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Woodruff Road at the joint front corner of property now or formerly owned by Billy L. Wright and the property described herein, and running thence along the line of property now or formerly owned by Billy L. Wright, N. 24-30 W. 413.9 feet to an iron pin; thence along the line of property of Southern Cross Corporation, N. 75-47 E. 280.6 feet to an iron pin; thence S. 14-37 E. 407 feet to an iron pin on the northern side of Woodruff Road; thence along the northern side of Woodruff Road, S. 75-47 W. 209.6 feet to an iron pin at the beginning corner.

This is the same property as was conveyed to Clayton Tile & Distributing Co., Inc. by Robert H. Gillespie by his deed dated 18 January 1971, which is recorded in the R.M.C. Office for Greenville County in Deed Book 906 at Page 614.

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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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