

FILED
GREENVILLE CO. S. C.

HORTON, DRAWDY, MARCHBANKS, ASHMORE, CHAPMAN & BROWN, P.A. 307 PETTIGRU STREET, GREENVILLE, S.C. 29603

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

ONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE
(CORPORATION)

TO ALL WHOM THESE PRESENTS MAY CONCERN:

*Greer Lumber Co., Inc.
Main St.
Greer, S.C.*

WHEREAS, Greer Lumber Company, Inc., a corporation organized and existing under the laws of the State of South Carolina, (hereinafter referred to as Mortgagor) is well and truly indebted unto J. S. Paget

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, in the sum of: Twenty-two Thousand and No/100 Dollars (\$ 22,000.00-) due and payable as provided for under the terms and conditions of said note, which are incorporated herein by reference and made a part hereof as though they set forth herein, with interest thereon from date at the rate of seven per centum per annum, to be paid as provided for in said note; and, in 20 semi-annual installments of \$1,548.14 each with the first such payment being due on the 20th day of February, 1977.

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 tract of land in Greer Township, in the City of Greer, State of South Carolina on the eastern side of Ford Street and on the southern side of Vaughn Street and according to a recorded plat of the subject property has the following metes and bounds, to-wit:

BEGINNING at a point, said point being the southeastern intersection of Vaughn Street and Ford Street and running thence with the southern side of Vaughn Street, S. 58-22 E., 267.4 feet to an iron pin at the southwestern intersection of Vaughn Street and Franklin Street; thence with the western side of Franklin Street, S. 9-03 W., 146.3 feet at the turn in Franklin Street; thence with the southern side of Franklin Street, S. 54-20 E., 43.8 feet to an iron pin; thence S. 35-40 W., 91.2 feet to an iron pin; thence N. 54-38 W., 323 feet to a point on the eastern side of Ford Street; thence with Ford Street, N. 21-04 E., 210.8 feet to the point of beginning.

This is the same property conveyed to the Mortgagor herein by deed of J. S. Paget recorded in the R.M.C. Office for Greenville County on August 20, 1976 in Deed Book 1047 at Pages 55



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 such 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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