

MORTGAGE OF REAL ESTATE BY A CORPORATION Prepared by WILLIAMS & HENRY, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
SEP 8 4 36 PM '76
BONNIE S. TANKERSLEY
R.M.C.

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

WHEREAS, Venture Associates, Ltd.

a corporation chartered under the laws of the State of South Carolina.
(hereinafter referred to as Mortgagor) is well and truly indebted unto
a South Carolina corporation

Taylor's Lumber Co., Inc.,

(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-three Thousand One Hundred Eighty-eight and 33/100-----

Dollars (\$23,188.33) due and payable
in the following manner: Two Hundred Three and 34/100 (\$203.34) Dollars shall be paid on October 1, 1976 and a like sum shall be paid on the same date of each succeeding month thereafter until the aforesaid indebtedness, together with accrued interest, shall have been paid in full, all payments to be applied first to interest, with the balance, if any, to be applied to principal
with interest thereon from _____ date _____ at the rate of eight /8 % per centum per annum, to be paid: monthly.

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, being shown and designated as Lots Nos. 16 and 17 on a plat of Sherwood Forest in Chick Springs Township, a Subdivision for A. E. Holton, made by W. N. Willis, Engineer, dated June 22, 1950, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book Y, at Page 23, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint front corners of Lots Nos. 16 and 15, on Robin Hood Drive and running thence along the joint line of said lots, S. 26-00 W. 210 feet to a point in Mountain Creek; thence with Mountain Creek as the line to a point at the joint rear corners of Lots Nos. 17 and 18; thence, along the joint line of Lots Nos. 17 and 18, N. 44-00 E. 197 Feet to an iron pin on Robin Hood Road; thence along Robin Hood Road, S. 64-80 E. 100 feet to an iron pin on said road, the point of Beginning.

The within property is the same property conveyed to the Mortgagor herein by that certain deed of even date herewith and which is being recorded simultaneously with the recording of this instrument.



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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