

STATE OF SOUTH CAROLINA GREENVILLE CO. S. C. MORTGAGE OF REAL ESTATE (CORPORATION)
COUNTY OF GREENVILLE TO ALL WHOM THESE PRESENTS MAY CONCERN:

FILED
OCT 8 5 09 PM '77
DONNIE S. TANKERSLEY
R.H.C.



WHEREAS, --HBA PROPERTIES, 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 Hazel Lee Jenkinson and Annie C. Jenkinson; Individually and as Trustees, Mary Caroline Jenkinson and Julia M. Jenkinson-----

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, in the sum of: -One Hundred, Fifty-Nine Thousand, Eight Hundred, Thirty-Eight & 75/100---Dollars (\$ 159,838.75) 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 ~~of~~ ~~the~~ ~~note~~ ~~to~~ ~~be~~ ~~paid~~ ~~as~~ ~~provided~~ ~~for~~ ~~in~~ ~~said~~ ~~note~~; and,



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 piece, parcel or tract of land situate, lying and being in the City and County of Greenville, State of South Carolina, shown and designated as 36.02 acres on survey for HBA Properties, Inc., prepared by C. O. Riddle, Registered L. S., dated May, 1976, and recorded in the Office of the RMC for Greenville County, S. C., in Plat Book 57, at Page 85, and being more particularly described with reference to said plat as follows:

BEGINNING at the southeasterly corner of said tract, being a point on the northerly side of Rockwood Drive, and running thence the following courses and distances: S. 62-47-28 W. 184.06 feet; N. 88-35-30 W. 97.76 feet; N. 49-02-30 W. 166.59 feet; S. 36-05 W. 248.48 feet; N. 54-14 W. 129.2 feet; S. 78-03-20 W. 244.8 feet; N. 75-48-34 W. 630.4 feet; S. 46-34 W. 127 feet; N. 40-38-45 W. 329.33 feet; N. 49-00-55 W. 551.29 feet; N. 25-57 W. 19.8 feet; N. 55-03-35 E. 427.83 feet; S. 41-21-10 E. 190.50 feet; S. 63-14 E. 53.84 feet; S. 57-39-18 E. 305.93 feet; S. 70-30-30 E. 368.21 feet; S. 89-53 E. 104.1 feet; N. 71-35-17 E. 73.35 feet; N. 35-27-34 E. 572.13 feet; N. 24-11-39 E. 440.90 feet; S. 62-52 E. 168 feet; N. 18-24 E. 87.55 feet; N. 9-22-08 E. 259.10 feet; N. 16-29 E. 16.95 feet; N. 21-56 E. 98.25 feet; N. 34-46 E. 43.47 feet; S. 53-23-31 E. 293.35 feet; S. 17-55-30 W. 299.8 feet; S. 7-59-20 W. 702.94 feet; S. 19-12 W. 304.75 feet; S. 82-02-30 E. 120.2 feet; S. 16-50 E. 183.3 feet to the point of beginning.

This is the same property conveyed to the mortgagor herein by deed of Hazel Lee Jenkinson and Annie C. Jenkinson, Individually and as Trustees, Mary Caroline Jenkinson and Julia M. Jenkinson, by Hazel Lee Jenkinson and Annie C. Jenkinson, her Attorneys-in-Fact, dated October 1, 1976 and recorded in the RMC Office for Greenville County in Deed Book 1044 at Page 321.



Together with all and singular rights, members, herditaments, 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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