

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

NOV 12 2 06 PM '77
JOHNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Hampton Enterprises, Inc.

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hereinafter referred to as Mortgagor) is well and truly indebted unto

Fiber Systems Company, 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 **Twelve Thousand Eight Hundred Ninety and 36/100--**

----- Dollars \$12,890.36 due and payable

on or before one year from date

with interest thereon from date at the rate of eight per centum per annum, to be paid at maturity

2 3 9 6
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, City of Greenville, and being known and designated as the rear portion of Lots Nos. 5 and 6, Block B of a subdivision known as Carolina Court as shown on a plat dated November, 1922, by R. E. Dalton, Engineer, recorded in the RMC Office for Greenville County in Plat Book F at Page 96, and having, according to a more recent plat to be recorded, the following metes and bounds, to-wit:

1 5 2
BEGINNING at a point on the Western side of Jervey Avenue, formerly known as Alta Vista Avenue, 105 feet from the intersection of Jervey Avenue and Laurens Road, and running thence N. 55-41 W. 131 feet to a point in the line of Lot No. 4; thence along the line of Lot No. 4, N. 32-09 E. 94 feet to the joint rear corner of Lots Nos. 4 and 5; thence along the rear line of Lots Nos. 5 and 6, S. 55-26 E. 128.4 feet to a point on the Western side of Jervey Avenue; thence with the Western side of Jervey Avenue, S. 30-07 W. 93.5 feet to the beginning corner.

This mortgage is junior in lien to that certain mortgage this date given to First Federal Savings and Loan Association to be recorded, and that certain mortgage assumed by the Mortgagor to Lawrence Reid, assigned to Builders Mart of America, Inc. as shown in Mortgage Book 1335 at Page 999.

This is the same property conveyed to the Mortgagor herein by deed of Fiber Systems Company, Inc. of even date to be recorded herewith.

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
NOV 12 1977
STAMP
TAX
PB. 11218
0516

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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