

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

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

DONNIE S. TANKERSLEY
R.M.C. MORTGAGE OF REAL ESTATE
(CORPORATION)

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Presbyterian Home of South Carolina
912 N. Cedar Street
Summerville, South Carolina 29483

WHEREAS, McNeely Real Estate, 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 Presbyterian Home of South Carolina -----

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, in the sum of: Forty-five Thousand and No/100 ----- Dollars

(\$ 45,000.00-) 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 eight per centum per annum, to be paid as provided for in said note; and,

PAYABLE in six (6) annual installments of \$7,500.00, plus interest, with the first such payment being due on the 2nd day of August, 1978 and thereafter until paid in full.

or

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, together with all improvements thereon, situate, lying and being on the eastern side of Augusta Street in the City of Greenville, South Carolina and having the following metes and bounds, to-wit:

BEGINNING at a point on the eastern side of Augusta Street, which point is located at approximately 254 feet south of Haynie Street, and running thence N. 79-1/4 E., 312 and 1/2 feet, more or less, to a point; thence N. 67-44 E., 106.7 feet to a point; thence S. 12-1/2 E., 187 feet, more or less, to a point; thence S. 79-1/4 W., 714 and 1/2 feet, more or less, to a point on the eastern side of Augusta Street; thence with Augusta Street N. 12-1/2 W., 156.46 feet to the point and place of beginning.

This is the same property conveyed to the Mortgagor herein by deed of Presbyterian Home of South Carolina recorded in the R.M.C. Office for Greenville County in Deed Book 1061 at Page 192 on the 3rd day of August, 1977.

RECORDED IN R.M.C. OFFICE
GREENVILLE COUNTY, S.C.
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P2.11218

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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