

FILED
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BONNIE S. TANNER, CLERK
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, T. O. W. Partnership, a general partnership consisting of T.C. Threatt, W. Donald Owens and Robert F. Williams (hereinafter referred to as Mortgagor) is well and truly indebted unto BANK OF GREER, Greer, S.C.

(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 ---Forty Eight Thousand and NO/100--

Dollars (\$ 48,000.00) due and payable

in monthly installments of Five Hundred Thirty Nine and 52/100 (\$539.52) Dollars according to the terms and conditions of promissory note executed by mortgagors to mortgagee, providing for 144 payments, entire balance principal and interest due and payable on or before twelve (12) years from date,

with interest thereon from date at the rate of -8 3/4- per centum per annum, to be paid: in said monthly installments

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, and shown and designated as 1.119 acres, fronting on Suber Road and adjoining lands on the east of Cunningham and on the south and west of Threatt Enterprises, Inc., (Formerly Greenville Development Corp.) said plat having been prepared by James Ralph Freeland, S.C. registered land surveyor No. 4781 and recorded in the RMC Office for Greenville County in Plat Book 6-E at page 94 .

Subject to all restrictions, easements, rights of way, roadways and zoning ordinances of record, on the recorded plats or on the premises.

This is the same property conveyed to Mortgagors by deed of Threatt Enterprises Inc., recorded in RMC Office for Greenville County on Oct. 21, 1977, in Deed Book 1067 at page 185.

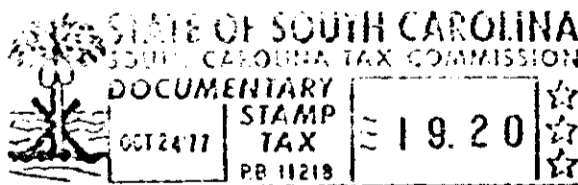
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Mortgagor Address:

Mortgagee Address: Bank of Greer, 601 N. Main St., Greer, S.C. 29651

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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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