

MORTGAGE OF REAL ESTATE BY A CORPORATION—Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law,

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

GREENVILLE S.C. MORTGAGE OF REAL ESTATE BY A CORPORATION  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

1988 12 17

WHEREAS, Parker and Associates, Inc.

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

(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-Five Thousand and No/100ths

Dollars (\$ 25,000.00 ) due and payable  
in monthly installments of principal and interest in the amounts and at the rates set forth  
in said promissory note with the balance of the indebtedness, if not sooner paid, due  
and payable on January 1, 1988.

~~With interest thereon from~~ ~~the date hereof~~ ~~until the date of payment~~

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, the Mortgagee's heirs, 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, shown and designated as Lot No. 6 of the C. F. Putnam property as shown on a plat recorded in the RMC Office for Greenville County in Plat Book F at page 240, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at the joint front corner of Lots Nos. 6 and 7 and running thence N. 34-15 E. 200 feet to a point; thence N. 55-45 W. 67 feet to a point; thence S. 34-15 W. 200 feet to a point; thence S. 55-45 E. 67 feet to the point of beginning, less that portion taken by the S. C. State Highway Department for road purposes since the above plat prepared.

~~The above described property is the same conveyed to the mortgagor by deed of Gavin R. Berry of even date and recorded herewith in the RMC Office for Greenville County.~~

The above described property is the same conveyed to the mortgagor by deed of Gavin R. Berry dated December 29, 1977 and recorded herewith in the RMC Office for Greenville County.

RECORDED IN THE RMC OFFICE FOR GREENVILLE COUNTY, SOUTH CAROLINA  
1988 12 17

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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