

Mortgage: 628 W. Seneca Dr., Rt. 4, Travelers Rest, S.C. 29690

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GREENVILLE CO. S. C.
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DONNIE S. TANKERSLEY
R.M.C.

BOOK 1432 PAGE 486

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Edwards Furniture and Appliance, Inc.

(hereinafter referred to as Mortgagor) is well and truly indebted unto K. C. Edwards

(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 Ten Thousand and No/100

Dollars (\$ 10,000.00) due and payable

Two Hundred Two and 77/100 Dollars (\$202.77) commencing June 10, 1978, and Two Hundred Two and 77/100 Dollars (\$202.77) on the 10th day of each and every month thereafter until paid in full.

with interest thereon from hereon at the rate of eight per centum per annum, to be paid: Monthly

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:

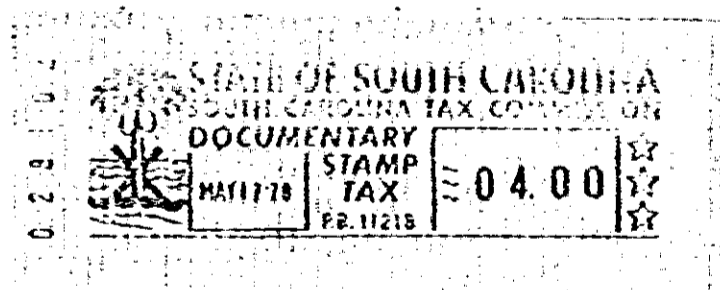
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, in Bates Township, lying on the east side of Buncombe Street, in the Town of Travelers Rest, bounded on the north by lands of Dr. S. R. Gaston, on the east by C. B. Goodlett, on the south by J. G. McAlister, and on the west by said Buncombe Street or the Greenville-Hendersonville Highway, having the following courses and distances:

BEGINNING on corner of Benson lot, now Dr. S. R. Gaston, on the east side of Buncombe Street at an iron pin and runs east with the said Dr. S. R. Gaston's line 326 feet to an iron pin on C. B. Goodlett's line; thence with the said C. B. Goodlett's line 49 feet to an iron pin on J. G. McAlister's line; thence with the said J. G. McAlister's line 326 feet to an iron pin on Buncombe Street; thence with the said Buncombe Street 49 feet to an iron pin and the beginning corner.

This conveyance is made subject to any restrictions, rights-of-way or easements that may appear of record on the recorded plat(s) or on the premises.

Derivation: Blance Martin, Deed Book 1079, Page 81, recorded May 12, 1978.



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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 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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