

MORTGAGE OF REAL ESTATE -

FILED
GREENVILLE CO. S. C.

BOOK 1433 PAGE 353

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MAY 26 3 37 PM '78
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, SOUTHEAST SHOWCASE, INC.

(hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN BANK & TRUST COMPANY, Piedmont, SC

(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 NINETEEN THOUSAND TWO HUNDRED AND NO/100-----

----- Dollars (\$ 19,200.00) due and payable in 60 payments of \$398.57 per month commencing July 8, 1978

with interest thereon from _____ date at the rate of 9% 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:

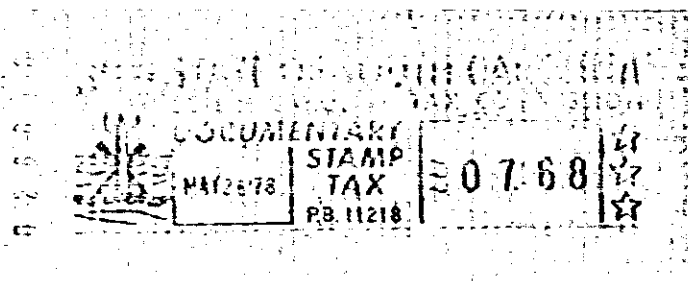
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, on the southern side of Laurel Drive, containing 12.82 acres, more or less, shown on a survey entitled "Revised Map Lot 18", Central Realty Corp. Subdivision, prepared by C. O. Riddle, RLS, during March, 1953, and being further described as follows:

BEGINNING at an iron pin on the southern side of Laurel Drive at the joint corner of the within described property and Lot 19 which point is 1,469.5 feet in an easterly direction from Ridge Road; thence along Laurel Drive, N. 42-50 E. 60 feet to an iron pin; thence continuing along Laurel Drive, N. 12-50 E. 100 feet to an iron pin; thence continuing along Laurel Drive, N. 1-20 E. 99 feet to an iron pin at the corner of Lot 17; thence along the line of Lot 17, S. 88-40 E. 975 feet to an iron pin on the northwestern side of Laurel Creek, the center of Laurel Creek being actually the line, the traverse of which is S. 40-18 W. 92.6 feet to an iron pin; thence S. 32-48 W. 295 feet to an iron pin; thence S. 3-00 E. 569 feet to an iron pin; thence S. 14-30 E. 100 feet to a poplar; thence N. 88-51 W. 20 feet to an iron pin to a line in Lot 19; thence along Lot 19, N. 48-00 W. 1,142 feet to an iron pin on the southern side of Laurel Drive.

This being the same property conveyed to the Mortgagor herein by deed of Metropolitan Corp. on November 15, 1974, recorded in the RMC Office for Greenville County on December 12, 1974, in Deed Book 1011, page 633.

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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 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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