

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO. S. C.
1973 4 05 P. MORTGAGE OF REAL ESTATE

BOOK 1441 PAGE 453

ALL WHOM THESE PRESENTS MAY CONCERN:
R.M.C.

WHEREAS, SECURITY INVESTMENTS, INC.

(hereinafter referred to as Mortgagor) is well and truly indebted unto COMMERCIAL MORTGAGE COMPANY, INC.

(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 THIRTY TWO THOUSAND NINE HUNDRED TWENTY TWO AND NO/100-----Dollars (\$32,922.00) due and payable

6 MONTHS FROM DATE

with interest thereon from date at the rate of NINE per centum per annum, to be paid: AFTER MATURITY

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 east side of Poinsett Highway, adjacent to the property of New Liberty Baptist Church and being shown on a plat by Jones Engineering Service, dated September, 1967 and recorded in the RMC Office for Greenville County in Plat Book 000, Page 165, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of right-of-way of Poinsett Highway at the joint corner of property of New Liberty Baptist Church and running thence with the line of said property, N. 47-23 E., 451 feet to an iron pin; thence N. 53-29 W., 90 feet to an iron pin; thence S. 59-46 W., 391 feet to a pin on right-of-way of Highway; thence with the eastern edge of said right-of-way, S. 24-55 E., 120 feet; thence still with said right-of-way, S. 27-37 E., 60 feet to the point of beginning. LESS, however a 12 foot right-of-way and a twelve (12) foot strip adjoining and running parallel with the New Liberty Church property line.

ALSO:

ALL that lot of land in the State of South Carolina, County of Greenville, located on the easterly side of Poinsett Highway, containing 21.6 acres, more or less, according to a plat prepared by Jones Engineering Service, dated September, 1967, and recorded in the RMC Office for Greenville County in Plat Book 000, Page 165, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the easterly side of the right-of-way of Poinsett Highway, corner of Tract 1 as shown on said plat, and running thence with the line of Tract 1, N. 59-46 E., 391 feet to an iron pin; thence S. 53-27 E., 90 feet to an iron pin; thence N. 45-30 E., 1828.2 feet along the line of property of McDaniel; thence N. 79-45 W., 465 feet to an iron pin; thence N. 45-40 W., 889.8 feet to an iron pin; thence S. 60 W., 823 feet to a pin on Poinsett Highway; thence along the easterly side of said Highway, the following courses and distances; S. 5-10 E., 200 feet, S. 13-26 E., 200 feet, S. 23-47 E., 175 feet, and S. 24-55 E., 18.2 feet to the point of beginning.

This is the identical property conveyed to the mortgagor by deed of Royal Construction Company as recorded in the RMC Office for Greenville County in Deed Book 1004, Page 570 dated August 9, 1974.

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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