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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
OCT 25 12 03 PM '79

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, RICH-FOX, a South Carolina General Partnership

(hereinafter referred to as Mortgagor) is well and truly indebted unto Lilla Miller Byrum

(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 EIGHT THOUSAND AND NO/100-----

----- Dollars (\$ 8,000.00) due and payable

in quarterly installments in the amount of Seven Hundred Fifty and NO/100 (\$750.00) Dollars per quarter with the first payment being due and payable on the 1st day of February, 19 79, until paid in full

with interest thereon from date at the rate of 9% per centum per annum, to be paid: quarterly

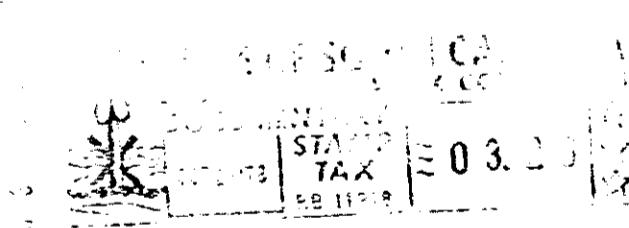
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, City of Greenville, on the South side of Miller Street, being shown as Lots 4, 6, 8 and a portion of Lot 10 on plat of property of W.N. Miller and E.E. Stone, made by W.D. Neves, Engineer, March 27, 1915, recorded in the RMC Office for Greenville County, S.C. in Plat Book C, Page 235 and having according to said plat and a recent survey made by Dalton and Neves, Engineers, October 1954, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the South side of Miller Street at the Southwest corner of intersection of Miller Street and a 10 foot alley; running thence along the South side of Miller Street N. 89-45 W. 134 feet to an iron pin in the front line of Lot No. 10; thence running through Lot 10 S. 3-35 E. 104.1 feet to an iron pin on the North side of an 8 foot alley; thence along the North side of said 8 foot alley N. 76-30 E. 127.9 feet to an iron pin at the Northwest corner of the intersection of an 8 foot alley and an 10 foot alley; thence along the West side of said 10 foot alley N. 2-15 E. 74 feet to an iron pin on the South side of Miller Street, the Beginning corner.

This being the same property conveyed to the Mortgagor herein by deed of Lilla Miller Byrum of even date to be recorded herewith.



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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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