

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLEFILED
GREENVILLE CO. S.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

FEB 20 2 52 PM '78

DENNIS S. TANKERSLEY
S.M.C.

WHEREAS, **DAVIDSON ENTERPRISES, INC.**, a corporation organized and existing under the laws of the State of South Carolina, (hereinafter referred to as Mortgagor) is well and truly indebted unto **SOUTHERN SERVICE CORPORATION**

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, in the sum of **Five Thousand and no/100** ----- Dollars (\$5,000.00) due and payable as provided for under the terms and conditions of said note, which are incorporated herein by reference and made a part hereof as though they set forth herein, with interest thereon from date at the rate of **8%** per centum per annum, to be paid as provided for in said note; and,

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 piece, parcel or lot of land with all buildings and improvements thereon, situate, lying and being on the northeastern corner of the intersection of Crown Point Court with Kings Mountain Drive in Greenville County, South Carolina being shown and designated as Lot No. 85 on a plat entitled **CANEBRAKE, I**, made by Enwright Associates dated August 18, 1975, revised October 6, 1975, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 5-D at Page 96 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Crown Point Court at the joint corner of lots nos. 85 and 86 and running thence with the curve of the eastern side of Crown Point Court the chord of which is S. 26-31 W. 85.4 feet to an iron pin; thence with the curve of the eastern side of Crown Point Court the chord of which is S. 12-53 E. 25 feet to an iron pin; thence with the curve of the intersection of Crown Point Court with Kings Mountain Drive the chord of which is S. 65-57 E. 33.41 feet to an iron pin on the northern side of Kings Mountain Drive; thence along the curve of the northern side of Kings Mountain Drive the chord of which is N. 70-48 E. 139.94 feet to an iron pin at the joint corner of lots nos. 84 and 85; thence along the common line of said lots N. 00-08 W. 125.0 feet to an iron pin at the joint rear corner of lots nos. 85 and 86; thence along the common line of said lots S. 66-27 W. 141.62 feet to an iron pin on the eastern side of Crown Point Court, the point of beginning.

The above property is the same property conveyed to Davidson Enterprises, Inc. by Deed of College Properties, Incorporated to be recorded herewith.

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.