

GREENVILLE CO. S.C.
Route 2, GREENVILLE, S.C. 29607
DEC 21 12 39 PM '79 OREN GREEN, ROUTE 5, GREER, S.C. 29621
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DANNERSLEY
R.M.C.
MORTGAGE OF REAL ESTATE
BOOK 1491 PAGE 938
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, we, Marvin Satterfield and Danny Satterfield
(hereinafter referred to as Mortgagor) is well and truly indebted unto Oren Green

(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
in two annual installments of \$5,000.00 each, plus accrued interest, first payment due one year from date and the last payment due two years from date, until paid in full; there will be no penalties for prepayment in part or in whole.

with interest thereon from date at the rate of -12- per centum per annum, to be paid: annually

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 lying and being at the southern intersection of S.C. Highway 14 and County Road #164, and being shown and designated on plat of property of Oren Green, surveyed for Caper House, Inc., made by Freeland and Assoc., Greenville, S.C., on July 22, 1974, and having, according to said plat, the following metes and bounds, to-wit:

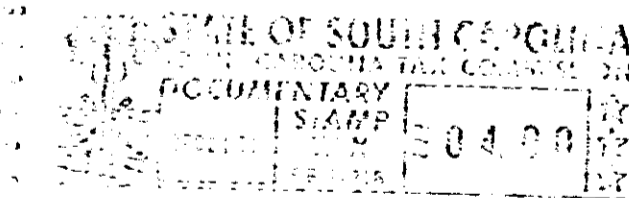
BEGINNING at a nail and cap in the center of S.C. Highway 14 and County Road #164, and running thence along S.C. Highway 14, S. 44-40 W. 200 feet to a nail and cap; thence S. 52-00 E. 200 feet to an iron pin; thence N. 44-40 E. 200 feet to a nail and cap in County Road #164; thence with County Road #164, N. 52-00 W. 200 feet to the point of beginning, and this area contains 39,729.5 square feet or 0.912 acres.

This conveyance is subject to all restrictions, easements, rights of way, roadways and zoning ordinances of record, on the recorded plats or on the premises.

This is that same property conveyed to Mortgagors by Mortgagee by deed to be recorded herewith.

THIS IS A PURCHASE MONEY MORTGAGE.

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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 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.

4.1 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 whatsoever lawfully claiming the same or any part thereof.

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