

MORTGAGE OF REAL ESTATE

FILED  
GREENVILLE, S.C.

REC. 1496 583

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEN. WERSLEY

WHEREAS, SUN MOTORS, INC.

(hereinafter referred to as Mortgagor) is well and truly indebted unto ROBERT A. DOBSON, JR.

(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 FIFTY THOUSAND AND NO/100-----

----- Dollars (\$ 50,000.00 ) due and payable

AS STATED IN NOTE.

with interest thereon from \_\_\_\_\_ at the rate of \_\_\_\_\_ per centum per annum, to be paid:

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, the Mortgagee's heirs, 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, containing 21.17 acres on the Northern side of Woodruff Road, being shown and designated on Plat entitled "R.L. Cox Estate" recorded in the RMC Office for Greenville County, South Carolina in Plat Book 5-G at Page 141, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northern side of Woodruff Road and running with the line of C. M. McKinney Estate N. 43-23 E. 1,488.6 feet to an iron pin; thence S. 51-26 E. 346 feet to an iron pin; thence with the line of J. A. Holcombe Estate, S. 26-01 W. 1,701.85 feet to Woodruff Road; thence with Woodruff Road, N. 39-29 W. 859.4 feet to the point of beginning.

ALSO: ALL that certain piece, parcel or lot of land situate, lying and being on the Southwesterly side of Woodruff Road (South Carolina Highway No. 145), in the County of Greenville, State of South Carolina, being shown on a Plat of the property of Robert Cox Estate, prepared by Freeland-Jones & Associates dated the 10th day of March, 1974, and recorded in the RMC Office for Greenville County, South Carolina in Plat Book 4-0 at Page 117. For a more particular description reference to the above mentioned plat is hereby craved.

This being the same property acquired by the Mortgagor by deed of Calhoun Street Investment Co., Inc. recorded January 4, 1978 in Deed Book 1071 at Page 333.

MORTGAGEE'S MAILING ADDRESS:

*P.O. Box 426  
Greenville, S.C. 29602*

STATE OF SOUTH CAROLINA  
DOCUMENTARY  
STAMP  
TAX  
\$ 20.00

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 is 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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