

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
12 58 PM '80
R.M.C. WILKINSLEY

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, ORDERS REALTY CO., 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

PAUL B. HAINES

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, in the sum of:
Ten Thousand and no/100 (\$10,000.00) ----- Dollars
(\$ 10,000.00) 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 Ten 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, situate, lying and being on the northwestern side of East Washington Street, in the City of Greenville, Greenville County, South Carolina, being shown and designated as portions of Lots Nos. 69 and 70 of Block F of East Park, an Addition to Boyce's Addition, recorded in the RMC Office for Greenville County, S.C. in Plat Book "A", at page 383, and having according to a survey of the property of Orders Realty Company made by Freeland & Associates, Surveyors, dated February 26, 1980, recorded in the RMC Office for Greenville, County, S.C. in Plat Book 7-V, at page 98, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of East Washington Street at the corner of property now or formerly owned by L.S. Spinks, said iron pin being located 182 feet, more or less, west of the intersection of East Washington Street with Laurens Road and running thence along the northwestern side of East Washington Street S. 58-19 W., 24.87 feet to a railroad spike; thence continuing along said side of East Washington Street S. 58-28 W. 64.41 feet to an iron pin; thence along the line of Lot 83, Block F, East Park, N. 49-21 W., 41 feet to an iron pin; thence along the line of Lot 71, Block F, of East Park, N. 20-58 E., 38.91 feet to an iron pin; thence continuing along the line of said Lot N. 20-51 E., 126.50 feet to an iron pin; thence a line through Lots 69 and 70 of Block F., S. 23-13 E., 120.95 feet to an iron pin; thence S. 4-39 W., 25.0 feet to the point of beginning.

The above described property is the same conveyed by Paul B. Haines to Orders Realty Co., INC. by deed of even date to be recorded simultaneously.

The above described property is subject to a first mortgage given by Paul B. Haines to B. Jack Foster and Louise Quillen Foster in the original amount of \$55,000.00 appearing of record in Mortgage Book 1410, at page 125, as secured by additional property appearing of record in Mortgage Book 1414, page 598.

Mortgagees address: 1413 E. Washington Ave.
Greenville, S.C. 29601

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Together with all and singular rights, members, herditaments, 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.

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