

MORTGAGE OF REAL ESTATE - Offices of Larry R. Patterson, Attorney at Law, Greenville, S.C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }
S.C. MORTGAGE
JUN 21 PM '80

TO ALL WHOM THESE PRESENTS MAY CONCERN: PSC Enterprises, a partnership,

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto United Standard Investors, Inc.

(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 Five Hundred Twenty-seven

Thousand Two Hundred----- DOLLARS (\$527.200.00),

with interest thereon from date at the rate of 12% per centum per annum, said principal and interest to be repaid: monthly with principal payments of \$4393.34 and interest payments of \$3171.98, which amounts total \$7565.32, beginning June 1, 1980 and continuing on the 1st day of each month thereafter for a period of 2 years. On June 1, 1982, the entire principal balance of \$421,759.84 shall be due and payable in full, with no accrued interest.

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, known and designated as Tracts 3C and 4 of the Property of P. T. Shockley Estate, plat of which was prepared by W. H. Riddle in July of 1949 and is recorded in the Office of the RMC for Greenville County in Plat Book O at Page 184, containing 8.66 acres, more or less, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point in the center of Fork Shoals Road, joint corner of Tracts 3B and 3C and running thence along the center of said Forks Shoals Road S 36-00 E 312 feet to a point in the center of said intersection of Fork Shoals Road with a county road to Conestee; thence with said Conestee Road, N 84-00 E 355.3 feet to a stake; thence still with said road, N 86-00 E 429 feet to a stake; thence N 12-00 W 155 feet to an iron pin; thence N 75-21 E 122 feet to a persimmon on the line of Tract No. 1; thence along the joint line of Tracts 1 & 4, N 54-15 W 694 feet to a stake, joint corner of Tracts 1, 2, 3B and 4; thence along the joint line of Tracts 3-B and 4, S 37-00 W 379.9 feet; thence with the joint line of Tracts 3B and 3C, S 67-00 W 273.8 feet to a point in the center of Fork Shoals Road, the point of beginning.

This is the same property conveyed to mortgagors herein by deed of United Standard Investors, Inc. dated April 29, 1980 and recorded herewith.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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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