

Mortgage address: 28 Huleah Rd.
Greenville, SC 29607

MORTGAGE OF REAL ESTATE—Prepared by RILEY AND RILEY, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

BY '80
RILEY

MORTGAGE OF REAL ESTATE

1505 11918

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, PROPERTIES UNLIMITED, INC.

(hereinafter referred to as Mortgagor) is well and truly indebted unto HARLEY B. LYNCH, ANNIE LEE B. EATON, ALLEN C. BAIRD, and DONNA B. BRIDGES (formerly Donna Jean Baird)

(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 Twenty-Two Thousand, Six Hundred Eighty-Three and 75/100--- Dollars (\$ 22,683.75---) due and payable in three (3) annual installments beginning June 20, 1981,

with interest thereon from date at the rate of ten (10%) per centum per annum, to be paid: annually
Obligor reserves the right to repay said note at any time without prepayment penalty.

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

All that certain piece, parcel or lot of land situate, lying and being in Greenville County, State of South Carolina, being shown on plat entitled Property of J. L. Bramlett prepared by C. O. Riddle, R.L.S., dated January 21, 1960, and revised June 20, 1969, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin along the center line of Roper Mountain Road 18.0 feet from an old iron pin on the southwesterly side of Roper Mountain Road and running thence S. 41-30 W. 665.9 feet to an old iron pin along property now or formerly of Bolt; thence N. 40-23 W. 347.4 feet to an old iron pin; thence N. 40-23 W. 16.9 feet to an iron pin; thence N. 47-09 E. 643.8 feet to a point along the center line of Roper Mountain Road 21.0 feet from an iron pin along the southwesterly side of Roper Mountain Road; thence along the center line of Roper Mountain Road, S. 43-37 E. 297.5 feet to a point in the center of Roper Mountain Road, the point of beginning, said parcel containing 4.97 acres, more or less, according to said plat.

This is the same property conveyed to the mortgagor herein by deed of Etta B. Thomas, Harley B. Lynch, Annie Lee B. Eaton, Allen C. Baird and Donna B. Bridges (formerly Donna Jean Baird) to be recorded herewith.

The mortgagees in consideration of the amount paid down, expressly agree and consent to release at the request of the mortgagor no less than 25% of the above described tract, said released portion to consist of no less than 75 feet of frontage property along the southwesterly side of Roper Mountain Road.

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP TAX \$ 99.00

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 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 whomsoever lawfully claiming the same or any part thereof.

RECORDED

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