

Route 13, Box 248, Lexington, North Carolina 27292

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

CO. S. C.
JUN 15 1980 2 51 PM '80
MORTGAGE OF REAL ESTATE
NO. 1500-757
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, THE ESSICK COMPANY

(hereinafter referred to as Mortgagor) is well and truly indebted unto ARLIE J. ESSICK

(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 THOUSAND AND NO/100-----

-----Dollars (\$ 20,000.00) due and payable
ON DEMAND

with interest thereon from JUNE 18, 1980 at the rate of 13 1/4 per centum per annum, to be paid: AS SET
OUT ABOVE.

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

ALL that certain piece, parcel or lot of land, situate, lying and being in the County of Greenville, State of South Carolina, and being shown and designated as Lot 77 on a plat of Augusta Acres recorded in Plat Book S at Page 201 in the R.M.C. Office for Greenville County, South Carolina and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on Clearview Avenue at the joint front corner of Lots Nos. 76 and 77 and running thence with said Avenue N. 74-15 E. 100 feet to a point; thence running S. 15-45 E. 200 feet to a point; thence running S. 74-15 W. 100 feet to a point; thence running N. 15-45 W. 200 feet to the point of beginning.

Derivation: Deed Book 1127, Page 842 - John T. Koury 6/20/80

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.

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