

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

CO. S. C.
FEB 26 2 12 PM '81
HATHAN RAYSSOUX, SMITH & BARBARE, P.A.

BOOK 1533 PAGE 163

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, 431 Partnership, a General Partnership consisting of Edward P. Holder, Jr. and E. A. Pfister (hereinafter referred to as Mortgagor) is well and truly indebted unto H & D Partnership

(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 Two Hundred Thousand and No/100-----Dollars (\$ 200,000.00) due and payable

AS STATED IN NOTE OF EVEN DATE

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, lying and being on the South side of Lowndes Hill Road and the west side of S. C. Highway No. 291 (N. Pleasantburg Drive), and having according to a plat entitled Property of Jack E. Shaw dated March, 1972, by Dalton & Neves Co., Engineers, recorded in the RMC Office for Greenville County in Plat Book 4-Q, at Page 49, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the west side of S. C. Highway 291 (N. Pleasantburg Drive) at the joint corner of instant property and property now or formerly of McAdams Christopher, and running thence along the joint line of said property S. 77-45 W. 260.6 feet to an iron pin; thence along the line of property now or formerly of William M. Morris N. 18-51 W. 297.7 feet to an iron pin on the south side of Lowndes Hill Road; thence along the said Lowndes Hill Road, N. 83-25 E. 153.2 feet to an iron pin; thence still with the south side of Lowndes Hill Road, N. 87-35 E. 56.2 feet to a point; thence along the line of property now or formerly of Mobil Oil Corporation, S. 10-15 W. 170 feet to an iron pin; thence S. 83-33 E. 150 feet to a point on the west side of S. C. Highway No. 291 (N. Pleasantburg Drive); thence along the west side of S. C. Highway No. 291 (N. Pleasantburg Drive) S. 73-17 W. 67.3 feet to an iron pin, the point of beginning.

This being the same property acquired by the Mortgagor herein by deed of Lawrence E. McNair of even date to be recorded herewith.

MORTGAGEE'S MAILING ADDRESS: 44 Pine Knoll Drive
Greenville, S. C.

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.

RECORDED

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