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MORTGAGE OF REAL ESTATE

BOOK 1533 PAGE 663

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FEB 26 3 45 PM '81
DONNIE STANBERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, PINE VALLEY, INC., a South Carolina corporation having its principal place of business in Greenville County, S. C. at 44 Club Drive (29605) (hereinafter referred to as Mortgagor) is well and truly indebted unto

J. WALTER HUCKABEE, Route 4, Box 93, Abbeville, South Carolina 29620

(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

THIRTY-NINE THOUSAND, THREE HUNDRED & THIRTY-SEVEN---Dollars (\$39,337.00) due and payable in four equal annual installments of \$8,000.00 each and one final installment of \$7,337.00, with the first such installment due on February 26, 1982; and the final and fifth installment due on February 26, 1986,

with interest thereon from February 26, '81 at the rate of TWELVE(12%) per centum per annum, to be paid: with each annual installment, as indicated below*

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, containing 4.279 acres, as shown on a Plat entitled "Pine Valley, Inc.", and recorded in Plat Book 85 at Page 82 in the R. M. C. Office for Greenville County, South Carolina, reference to which is craved for a more complete description of the metes and bounds thereof;

DERIVATION: This is the same property conveyed to the Mortgagor herein by the Mortgagee by a deed dated February 26, 1981, and recorded on the same day in the R. M. C. Office for Greenville County, S. C. in Deed Book 1143 at Page 320.

INSTALLMENTS ON THIS MORTGAGE DUE AS FOLLOWS*:

DATE	PRINCIPAL	INTEREST	TOTAL PAYMENT DUE	BALANCE REMAINING
2/26/82	\$8,000.00	\$4,720.44	\$12,720.44	\$31,337.00
2/26/83	\$8,000.00	\$3,760.44	\$11,760.44	\$23,337.00
2/26/84	\$8,000.00	\$2,800.44	\$10,800.44	\$15,337.00
2/26/85	\$8,000.00	\$1,840.44	\$ 9,840.44	\$ 7,337.00
2/26/86	\$7,337.00	\$ 880.44	\$ 8,217.44	--

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 such 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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