

MORTGAGEE: c/o Max Karelitz
P.O. Box 102
Fountain Inn, SC 29644

MORTGAGE OF REAL ESTATE

BOOK 1533 PAGE 010

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE)

WRAPAROUND PURCHASE MONEY
MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Sunbelt Properties, Inc.

(hereinafter referred to as Mortgagor) is well and truly indebted unto

Southgate Investors, Inc.

(hereinafter referred to as Mortgagee) as evidence 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 twelve thousand five hundred dollars (\$212,500.00)-----

In 96 monthly installments of \$2,186.63 (amortized on 360 monthly payments) with a final balloon payment due after 96 monthly installments have been made. First installment shall be made on March 1, 1981, with interest thereon from date at the rate of 12.00 per centum per annum, to be paid monthly as part of payment.

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, in the Town of Simpsonville, being shown and designated as Lots Nos. 1 and 2 on a Plat entitled "Maple Properties," and having according to said Plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Eastern side of Maple Street, joint corner of Lot No. 1 and property of Dera Conway and running thence N. 53-49 E., 280 feet to a point, joint corner of Lots Nos. 2 and 3 and property of Dera Conway; thence running with the joint line of Lots Nos. 2 and 3, S. 29-57 E., 108.3 feet to a point on the Southeastern side of Maple Court; thence running with Maple Court, the following courses and distances: S. 15-05 W., 26.5 feet; S. 53-49W. 121.5 feet; and S. 55-02 W., 115 feet to a point at the Northeastern intersection of Maple Street and Maple Court; thence running with the said intersection, N. 72-21 W., 33.7 feet to a point on the Eastern side of Maple Street; thence running with the Eastern side of Maple Street, N. 29-44 W., 97 feet to the point and place of beginning.

This is the identical property conveyed to the mortgagor by deed of Southgate Investors, Inc., to be recorded of even date herewith.

GC70 ----- 3 MR 281 249

4.00CT

4328 RV-2