

MORTGAGE OF REAL ESTATE

BOOK 1546 PAGE 862

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
GREENVILLE COUNTY, S. C. MORTGAGE OF REAL ESTATE

JUL 14 2 11 PM '81 TO ALL WHOM THESE PRESENTS MAY CONCERN:

JOHN W. PERSLEY
RMC

WHEREAS, WILSON FARMS COMPANY, a General Partnership-----

(hereinafter referred to as Mortgagor) is well and truly indebted unto A. P. LEE-----

220 Bear Drive, Greenville, South Carolina, 29605-----

(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 Forty-Five Thousand and No/100-----

Dollars (\$ 45,000.00---) due and payable in 34 equal monthly payments of principal and interest in the amount of \$375.00, which amount shall first be applied to interest and the balance to principal, the first such payment being due and payable on August 1, 1981. On August 1, 1988, all outstanding and unpaid principal, together with all accrued interest, shall be due and payable in full,

with interest thereon from date at the rate of 10% per centum per annum, to be paid as provided 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

ALL that certain lot or parcel of land, situate, lying and being in the City of Greenville, State of South Carolina, at the Southwest corner of Garreaux and Elizabeth Streets, and being known and designated as a portion of Lot No. 8, Section F of the Stone Land Company Subdivision as shown in Plat Book A, at Page 337 in the Greenville County RMC Office, and having, the following metes and bounds:

BEGINNING at the Southwest corner of Garreaux and Elizabeth Streets and running thence with Elizabeth Street, S. 18-30 W., 75.10 feet more or less to corner of property conveyed to Ann Carver; thence N. 64-45 W., 63.92 feet with line of that property to iron pin; thence N. 18-30 E., 74.5 feet, more or less, to Garreaux Street; thence with Garreaux Street, S. 66-15 E., 64 feet to the BEGINNING CORNER.

This is the same property conveyed to the Mortgagor herein by deed of A. P. Lee recorded in the Greenville County RMC Office in Deed Book 1151 at Page 658 on July 14, 1981.

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STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
JUL 14 1981
18.00

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 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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