

MORTGAGE OF REAL ESTATE--Prepared by RILEY AND RILEY, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S. C.  
AUG 6 11 48 AM '81

PURCHASE MONEY MORTGAGE  
MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS,

DONNIE S. TANKERSLEY  
GREENVILLE RUBBER AND GASKET COMPANY, INC.

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

JOE C. MCKINNEY

(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 One Hundred Forty Thousand and No/100

Dollars (\$ 140,000.00- ) due and payable

in monthly installments of \$1,500.00 beginning August 1, 1981 and continuing each month thereafter until paid in full,

with interest thereon from date at the rate of ten (10%) per centum per annum, to be paid monthly, said interest payment is included in the monthly installments of \$1,500.00.

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 piece, parcel or lot of land containing approximately .6 acres according to a plat entitled "Greenville Rubber and Gasket Company, Inc.," dated June 29, 1981, prepared by Williams & Plumlee Surveyors, recorded in the R.M.C. Office for Greenville County in Plat Book 8-N at Page 11, and having the following metes and bounds, to-wit:

BEGINNING at a point along the Eastern right of way of Weldon Street approximately 250 feet South of Fair Street and running thence with the line of Mauldin N. 86-04 E. 99.8 feet to an iron pin; thence S. 3-39 E. 249.5 feet to a point in line of the property now owned by Hertz Rental Corporation; thence S. 86-04 W. 97.7 feet to an iron pin, located on the Eastern side of Weldon Street; thence following the right of way of Weldon Street, N. 4-07 W. 249.5 feet to the point of beginning.

This is the same property conveyed to the mortgagor herein by deed of Joe C. McKinney to be recorded herewith.

STATE OF SOUTH CAROLINA  
DOCUMENTARY TAX COMMISSION  
DOCUMENTARY TAX STAMP  
56.00  
AUG 5 1981

109 A. 601 117

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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