

Mortgagee's Address:

P.O. Box 130

Roebuck, S.C. 29326
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GRANTEE FILED
S.C.
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SONNENSHINE
R.M.C.

MORTGAGE OF REAL ESTATE

BOOK 1556 PAGE 887

WHEREAS, McLees, Inc.

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

Roebuck Building Co., Inc.

(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

EIGHTY-NINE THOUSAND AND NO/100----- Dollars, \$89,000.00) due and payable

Interest of \$526.21 due on October 31, 1981, Interest of \$1,815.84 due on November 30, 1981, and Interest of \$1,815.84 due on December 31, 1981; Principal due in full on January 1, 1982.

with interest thereon from date at the rate of 21-1/2 . . . per centum per annum, to be paid: As Shown 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 piece, parcel or lot of land lying, being and situate in the County of Greenville, State of South Carolina, being shown and designated as 2.525 acres, more or less, on a plat prepared by J. L. Montgomery, III, RLS, dated March 26, 1980, and being more particularly described in accordance with said plat, to-wit:

BEGINNING at a point in the edge of Balcome Blvd. and running thence N. 43-10 E. 409.2 feet to an iron pin; thence N. 36-13 W. 356.12 feet to an iron pin in the edge of Balcome Blvd.; thence along the edge of Balcome Blvd. S. 40-32 W. 95.21 feet to an iron pin; thence continuing along the edge of said Blvd. S. 32-20 W. 97.9 feet to an iron pin; thence continuing along the edge of said Blvd. S. 17-57 W. 88 feet to an iron pin; thence continuing along the edge of said Blvd. S. 5-09 E. 96.2 feet to an iron pin; thence S. 14-06 E. 259 feet to the point of beginning.

This being the same property conveyed to the Mortgagor by deed of Hubert E. Yarborough, III, Trustee, by deed dated March 4, 1981.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
NOV-81
PE 11218
35.60

400 8
5821801

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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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