

Mortgagee's Address:

MORTGAGE OF REAL ESTATE—Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C. 1564 607

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

1902 S. Pleasantburg  
Greenville, S.C.  
29605

MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Victory R. Trusty

(hereinafter referred to as Mortgagor) is well and truly indebted unto Associated Oil Company, 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 Seven Thousand and No/100ths

Dollars (\$ 7,000.00 ) due and payable

in full on May 20, 1982 with interest thereafter on any unpaid balance at the rate of fifteen percent (15%) per annum, to be paid on demand.

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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:

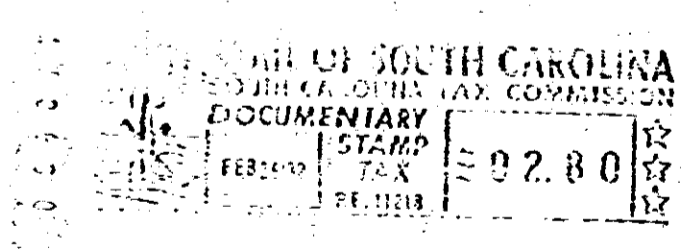
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, the Mortgagee's heirs, 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 tract of land situate, lying and being in Cleveland Township, Greenville County, South Carolina, shown on a plat of property entitled "Property of J. R. Buchanan" recorded in the RMC Office for Greenville County, South Carolina, in Plat Book KKK at Page 4, less a portion of said described property adjacent to the property of Fortner and conveyed or to be conveyed to the said Fortner, and being described in totality before the exclusion of said property conveyed or to be conveyed to one Fortner as follows:

Beginning at an iron pin on the northern side of Rutledge Lake Road, which iron pin is 50 feet more or less from the northern boundary of said road and running thence N. 25-30 E. 955 feet to an iron pin; thence N. 85-19 W. 163.7 feet to an iron pin; thence along the branch N. 84-53 W. 224 feet to an iron pin; thence S. 88-17 W. 100 feet to an iron pin; thence S. 13-20 W. 716.2 feet to an iron pin; thence N. 74-45 E. 234.5 feet to an iron pin; thence S. 3-30 E. 257.4 feet to an iron pin, less, however, that property adjacent to the property of Fortner either conveyed or to be conveyed to Fortner.

This is the same property conveyed to the mortgagor herein by deed of Donnie G. Jones dated January 13, 1981 and recorded February 12, 1982 in Deed Book 1142, Page 619, Greenville County RMC Office.



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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 is 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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