BROWN, BYRD, BLAKELY, MASSEY, LEAPHART & STOUDENMIRE, P.A., SUITE 15, 700 E. NORTH ST., GREENVILLE, S.C. 29602

MORTGAGE OF REAL ESTATE

BOOK 1579 PAGE 457

GRE. CO. S.C.
FILED
OCT 1 2 54 PM '82
DONNIE S. TANKERSLEY
R.M.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Sam L. Murphy, Earl C. Aiton and Bonnie Anders

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

(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 Sixty Thousand

Dollars ($ 60,000.00) due and payable

under and in accordance with the terms of that certain promissory note of even date herewith and secured hereby

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 with existing building and all improvements thereon lying and being on the north side of Warehouse Court near the City of Greenville, State of South Carolina, the same being shown and designated as the property of Venturebilt on a Plat prepared by Campbell and Clarkson Surveyors, Inc., dated April 12, 1974, and recorded in the RMC Office for Greenville County in Plat Book 5G at Page 92, consisting of .26 acres, and having the following metes and bounds, to-wit:

BEGINNING at a point on the edge of the concrete pavement of Warehouse Court 189.3' southwest of Artillery Road, the same being at the southern corner of the trapezoidal figure shown on said Plat; thence N. 39-45 W., 139.35 feet to a point; thence N. 49-30 E., 79.65 feet to a point; thence S. 39-45 E., 147.2 feet to a point on the edge of the concrete pavement of Warehouse Court; thence S. 55-08 W., 80 feet to the point of BEGINNING at the edge of the concrete pavement on Warehouse Court.

This is the same property conveyed to the Mortgagors herein by deed of Plasticbilt Co., Inc. and William R. Terry of even date herewith and recorded in the RMC Office in Deed Book 1173 at Page 172.

STATE OF SOUTH CAROLINA
DOCUMENTARY STAMP TAX
2.00

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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