

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

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
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S.C.

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

WHEREAS, Walter Wilder, Jr. and Property Management Company, (hereinafter referred to as Debtor) is well and truly indebted unto Control Data Business Centers, Inc., its successors and assigns,

Debtor's dated October 28, 1982, (hereinafter referred to as Mortgagee) as evidenced by the promissory note, the terms of which are incorporated herein by reference, in the sum of One Hundred Twenty-five Thousand & No/100 (\$125,000.00) Dollars due and payable with interest in accordance with terms of said promissory note, the maturity date of which, unless sooner paid, is October 18, 1992.

WHEREAS, Walter Wilder, Jr. and Ocie M. Wilder (hereinafter referred to as Mortgagors) are the owners of the below described property which they desire to substitute as collateral for the release of Parcel No. 2 described in the mortgage dated October 28, 1982, and recorded in the RMC Office for Greenville County in Book 1584 at Page 305.

and/or Debtor 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 release of collateral substitute collateral 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 lot of land, situate, lying and being in the State of South Carolina, County of Greenville, and being known and designated as Lot 15, Bateswood Subdivision, on plat recorded in the RMC Office for Greenville County in Plat Book 6H at Page 69, and having the metes and bounds as shown on said plat.

This conveyance is made subject to all restrictions, easements, roadways, setback lines, and rights-of-way of record or on the recorded plat, affecting said property.

This conveyance is also subject to the mortgage of First Federal Savings and Loan in the original amount of \$60,000 of record in the RMC Office of Greenville County in Book 1498 at Page 605.

This is the same property conveyed to Mortgagors by deed of Alvin E. Smith, Trustee, and recorded in the RMC Office for Greenville County on October 23, 1979, in Book 1109 at Page 982.

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
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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 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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