

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO. S. C.
JAN 20 4 31 PM '83
DONNIE S. TANKERSLEY
R.M.C.

BOOK 1592 PAGE 432

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

WHEREAS, WHOLESALE RADIO SUPPLY COMPANY, a South Carolina corporation, with its principal place of business at 515 East Bay Street, Charleston, South Carolina 29403 (hereinafter referred to as Mortgagor) is well and truly indebted unto WILLIAM B. SCOTT and E. JUANITA SCOTT, 7 Overton Avenue, Greenville, South Carolina 29609

(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 Thousand and no/100-----Dollars (\$ 80,000.00) due and payable

as provided therein

with interest thereon from _____ at the rate of - - per centum per annum, to be paid:

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:

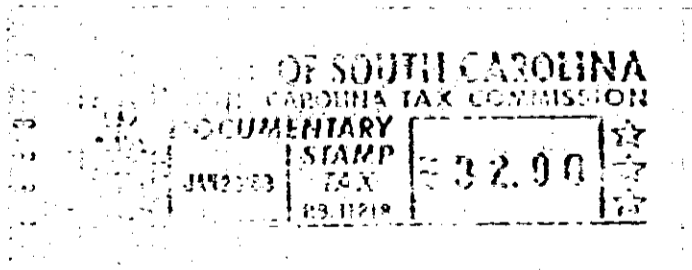
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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 Greenville, on the western side of Old Buncombe Road, and having, according to a plat thereof by Dalton & Neves Co., Engineers, dated January 1983, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 9-L, Page 38, the following metes and bounds, to-wit:-

BEGINNING at an iron pin on the western side of Old Buncombe Road, which iron pin in 132 feet in a northern direction from the northwest intersection of Old Buncombe Road and Heyward Street, and thence with the joint line of the lot now or formerly belonging to H & M, Inc. and the lot herein conveyed, N. 78-07 W. 198.5 feet to an iron pin in the joint rear corner of said lots; thence with the joint line of lots now or formerly belonging to Helen Bailey and Alan and Jacque Sweet, N. 13-30 E. 66 feet to an iron pin in the joint rear corner of the lot herein conveyed and the lot now or formerly belonging to First Assembly of God; thence with the joint line of said lots, S. 78-06 E. 199.13 feet to an iron pin in the joint front corner of said lots on the western side of Old Buncombe Road; thence with the western side of Old Buncombe Road, S. 14-03 W. 65.95 feet to the point of beginning.

Being the same conveyed to the Mortgagor by deed of the Mortgagees, to be recorded herewith.

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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 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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