

*Mortgagee
Address
P.O. Box 594
Jaycee, SC 29557*

VOL 1649 PAGE 418

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Southern U.S. Realty Corporation

(hereinafter referred to as Mortgagor) SEND (S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto Robert D. Garrett & Terrence E. Lane (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 Three Hundred Sixty One Thousand Nine Hundred Thirty & no/100-----DOLLARS (\$ 361,930.00) with interest thereon from date at the rate of 9 per centum per annum, said principal and interest to be repaid as follows:

Principal shall be due and payable two years from date hereof. Accrued interest shall be paid with principal. If principal shall be paid within first twelve months, interest will be forgiven. If paid thereafter, interest shall be deemed to accrue from the date hereof at nine (9%) per cent per annum.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced 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 heirs, successors and assigns the following described piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon:

ALL that certain piece, parcel, or tract of land, situate, lying and being in the State of South Carolina, County of Greenville, containing 21.29 acres, more or less, and having according to plat of survey for Southern U.S. Shelter Realty Corporation dated February 9, 1984 by W. R. Williams, Jr., RLS, said plat being recorded in Plat Book 10A at Page 98, the following metes and bounds, to-wit:
BEGINNING at an iron pin on Woodruff Road, said pin being 1,353.68 feet from the intersection of Woodruff Road and S.C. Hwy 14, and running thence S. 0-44 E., 422.91 feet to an iron pin, thence S. 86-46 E., 385.08 feet to an iron pin; thence S. 7-54 W., 381.20 feet to an iron pin; thence S. 60-35 E., 567.17 feet to an iron pin; thence turning and running along line of other property of Mortgagor, S. 29-28 W., 870.23 feet to an iron pin; thence N. 46-47 W., 257.82 feet to an iron pin; thence S. 88-11 W., 778.65 feet to an iron pin; thence N. 45-30 E., 712.78 feet to an iron pin; thence N. 0-43 E., 1209.78 feet to an iron pin on Woodruff Road; thence with said road S. 86-40 E., 50 feet to an iron pin, the point of beginning.

This is a portion of the 41.29 acres conveyed to the Mortgagor by the Mortgagees herein, by deed dated February 24, 1984 to be recorded herewith.

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
FEB 27 24
STAMP
TAX
PB 11215
144.80

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

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