

MORTGAGE OF REAL ESTATE BY A CORPORATION--Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law,

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S.C. MORTGAGE OF REAL ESTATE BY A CORPORATION  
MAR 19 10 53 AM '84  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, VERDAE PROPERTIES, INC. d/b/a JANKERSLEY R.H.C.

a corporation chartered under the laws of the State of South Carolina (hereinafter referred to as Mortgagor) is well and truly indebted unto

MARY F. STYLES

(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 in two annual installments of \$40,000 principal each plus interest, the first payment to be made March 15, 1985 and the final payment to be made March 15, 1986

with interest thereon from \_\_\_\_\_ date \_\_\_\_\_ at the rate of ten \_\_\_\_\_ per centum per annum, to be paid: annually

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 Greenville, as follows:

ALL that certain piece, parcel or tract of land being shown as Tract #4 on a plat entitled, "Survey for Verdae Properties" by Freeland and Associates, said plat being dated March 6, 1984 and having, according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint corner of Tract 4 and Tract 2 and running thence N. 89-51 E. 462.82 feet to an iron pin; thence N. 25-08 W. 860.37 feet to an iron pin; thence N. 67-21 E. 368.32 feet to a stone; thence S. 14-15 W. 359.88 feet to an iron pin; thence S. 27-53 E. 1,068.21 feet to an iron pin; thence S. 58-13 W. 189.49 feet to an iron pin; thence S. 25-26 E. 206.30 feet to an old stone; thence S. 64-03 W. 206.05 feet to an iron pin in the corner of Tract 3; thence with the line of Tract 3 N. 42-44 W. 631.07 feet to an iron pin in the line of Tracts 4, 3, and 2; thence with the line of Tract 2 N. 29-46 W. 326.8 feet to an iron pin, the point of Beginning.

Also, all that piece, parcel or Tract of land being shown as Tract 1 on the above described plat and having, according to plat, the following metes and bounds, to-wit:

BEGINNING at a railroad spike in the center of Old Sulpher Springs Road and running thence N. 59-56 E. 58.55 feet to a Sycamore tree; thence N. 89-51 E. 17.41 feet to the center of a creek; thence with the creek as the line S. 42-05 W. 72.4 feet to an "X" on a concrete bridge crossing said creek; thence with the center of Sulpher Springs Road N. 38-46 W. 31.23 feet to a railroad spike, the point of BEGINNING.

Being the same property conveyed to the Mortgagor herein by deed of Mary F. Styles dated March 15, 1984, to be recorded herewith.

LEATHERWOOD, WALKER, TODD & MANN

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STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY  
STAMP  
TAX  
MAR 19 84  
32.00  
FP 1112

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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