

FILED
APR 4 1985
S. WALKER, JR.

VOL 1655 PAGE 683

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, DECO OF WARE PLACE, INC.,

(hereinafter referred to as Mortgagor) is well and truly indebted unto DAVID K. THOMPSON AND HAZEL K. THOMPSON,
Route # 3, Kirby Rd., Box 192, Honea Path, S. C. 29654

CEO

(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
FIFTY THREE THOUSAND FIVE HUNDRED FIFTY-----Dollars (\$ 53,550.00) due and payable
in annual installments of principal and interest for a term of twenty (20) years, commencing March 26, 1985, and each year thereafter until paid in full. The final payment, if not sooner paid, shall be due and payable on March 26, 2005.

with interest thereon from date of the rate of EIGHT (8%) 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 and 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, and consisting of 102.5 acres more or less, as shown on a plat of T.H. Walker, Jr., Surveyor, dated March, 1984, and entitled "Property of Deco of Ware Place, Inc.," which survey is recorded in the Greenville County RMC Office in Plat Book 10-K at Page 20, 21, and reference is made to said plat for a more particular metes and bounds description.

This being the same property conveyed to the Mortgagee David K. Thompson and Hazel K. Thompson, by Deed of Ellie C. and David H. Thompson, dated January 7, 1967 and recorded in the Greenville County RMC Office in Deed Book 814, at Page 205.

The Mortgagor has the right of pre-payment of this Mortgage, without penalty.

The above property is also the same property conveyed to the Mortgagor, Deco of Ware Place, Inc., by deed of David K. Thompson and Hazel K. Thompson, dated March 26, 1984, and recorded in the Greenville County RMC Office in Deed Book 1209 at Page 796.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP TAX \$ 21.44
MAR 23 1985

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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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