

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } S.C. MORTGAGE OF REAL ESTATE
(CORPORATION)
TO ALL WHOM THESE PRESENTS MAY CONCERN:

JOHNIE G. WILKINSON
R.H.C.
WHEREAS, GRAPHIC PRINTING & MAILING, INC., a corporation organized and existing under the laws of the State of South Carolina, (hereinafter referred to as Mortgagor) is well and truly indebted unto

WADE H. DENNIS

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, in the sum of:
Forty Thousand and No/100-----Dollars
(\$40,000.00) due and payable as provided for under the terms and conditions of said note, which are incorporated herein by reference and made a part hereof as though they set forth herein, with interest thereon from date at the rate of twelve per centum per annum, to be paid as provided for in said note; and,

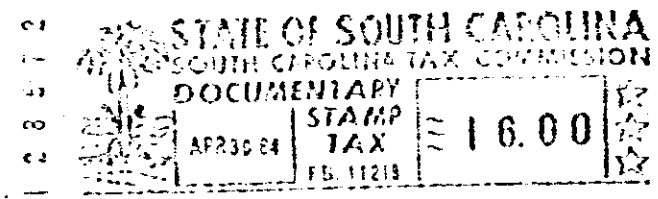
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, situate, lying and being in the County of Greenville, State of South Carolina, on the south side of E. North Street, in the City of Greenville, being a portion of Lot No. 5 and a portion of Lot No. 6, Block 7, as shown on plat of Boyce Lawn Addition recorded in the RMC Office for Greenville County, S. C. in Plat Book "A", at Page 179, and according to a survey made by J. C. Hill on June 27, 1959, being described as follows:

BEGINNING at an iron pin on the southern side of East North Street, 54 feet west from Carolina Avenue, and running thence with the southern side of said street, S. 76-45 W. 54 feet to corner of lot of Harold L. Dillard and James F. Finley; thence along joint side line with Dillard and Finley, 126.1 feet to an iron pin on a 10-foot alley; thence with the northern side of said alley, N. 76-45 E. 54 feet to an iron pin; thence N. 15-0 W. 126.1 feet to the point of beginning. Less, however, the portion of said property acquired by the State Highway Department for the widening of E. North Street.

This is the same property conveyed to the Mortgagor herein by deed of Wade H. Dennis, dated April 30, 1984, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1211, at Page 59, on April 30, 1984.



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Together with all and singular rights, members, herditaments, 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.

