

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

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TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, C. W. Winchester, Jr. and C. W. Winchester, III

(hereinafter referred to as Mortgagor) is well and truly indebted unto Frank B. Wells, Jr. and Thelma Wells Lockaby

(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 Eighteen Thousand Five Hundred and No/100 Dollars (\$ 18,500.00) due and payable

with interest thereon from May 15, 1984 at the rate of ten (10%) per centum per annum, to be paid: according to terms of note.

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

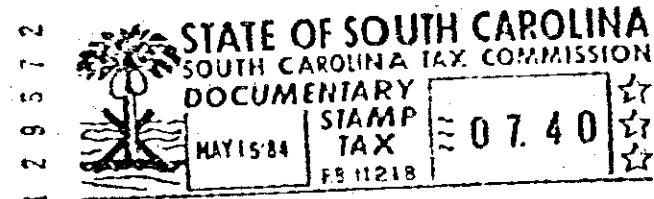
ALL that certain piece, parcel or lot of land in State and County aforesaid, in Greenville Township, about two miles from Greenville Court House, near the Laurens Road, known and designated as Lot No. 3 of the Subdivision of Eastover, as shown on Plat recorded in the RMC Office for Greenville County in Plat Book F at page 42 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northeast side of Beechwood Avenue, corner of Lot No. 2, and running thence with Beechwood Avenue N 22-26 W 60 feet to an iron pin; thence with line of Lot No. 4 N 64-30 E 151.9 feet to an iron pin in the line of Estate of W. H. Irvine; thence with Irvine line S 21-49 E 60 feet to iron pin, corner of Lot No. 2; thence with line of said Lot S 64-30 W 151.3 feet to the point of beginning.

This conveyance is subject to any restrictions, easements, rights-of-way, zoning ordinances, or setback lines affecting the above described property.

This is the same property conveyed to the Mortgagors herein by general warranty deed of Frank B. Wells, Jr. and Thelma Wells Lockaby on May 15, 1984 and recorded in the RMC Office for Greenville County on May 16, 1984 in Deed Book 1212 at Pages 723 & 721.

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Mortgagee's Address: 30 Pine Creek Court, Greenville, SC 29605

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 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.

GREENVILLE OFFICE SUPPLY CO. INC.

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