

MORTGAGE OF REAL ESTATE

VOL 1885 PAGE 288

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Three S Enterprises, a South Carolina General Partnership

(hereinafter referred to as Mortgagor) is well and truly indebted unto T. Walter Brashier

(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 Twenty-Three Thousand and No/100-----

----- Dollars (\$ 23,000.00 ) due and payable

as provided for in Promissory Note executed of even date herewith, the terms of which are incorporated herein by reference thereto.

~~with interest thereon~~

~~at the rate of~~

~~per annum~~

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

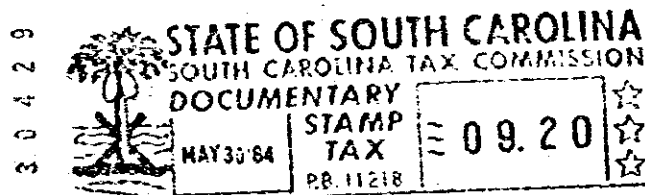
ALL that certain piece, parcel or tract of land situate, lying and being in the County of Greenville, State of South Carolina, on the northwestern side of Saluda Dam Road, containing 1.49 acres, more or less, and is more particularly shown on a plat entitled "Property of Three S Enterprises", prepared by W. R. Williams, Jr., Engineer/Surveyor, dated May 28, 1984, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin located on the right of way of Saluda Dam Road at the intersection of Saluda Dam Road and Stanley Drive and running thence with the northern right of way of Stanley Drive, N.57-58 W. 298.56 feet to an iron pin; thence N.54-30 W. 162.23 feet to an iron pin; thence turning and running with the common line of property now or formerly owned by Clinkscales S.59-20 E. 160 feet to an iron pin; thence N.74-18 E. 240.6 feet to an iron pin; thence N.74-19 E. 174.12 feet to an iron pin located in the right of way of Deborah Lane; thence N.81-52 E. 72.82 feet to an iron pin; thence S.86-51 E. 60.30 feet to an iron pin; thence turning and following the right of way of Saluda Dam Road S.53-19 W. 74.74 feet, S.48-01 W. 99.72 feet, S.43-18 W. 100.16 feet, S.38-37 W. 100 feet, S.33-48 W. 33.49 feet to the point of beginning.

THIS is the same property as that conveyed to the Mortgagor herein by deed of T. Walter Brashier recorded in the RMC Office for Greenville County of even date herewith.

THE mailing address of the Mortgagee herein is 850 Wade Hampton Boulevard, Greenville, South Carolina 29609.

THE Mortgagor shall have the right to prepay at any time without penalty.



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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