

Mortgagee's Address: c/o Leroy Langston, 34 Charlbury St., Greenville, S. C. 29677

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, C. DARRELL FLOYD

(hereinafter referred to as Mortgagor) is well and truly indebted unto LEROY'S, INC.

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(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

SEVENTEEN THOUSAND SIXTEEN AND 41/100----- Dollars (\$ 17,016.41) due and payable

In equal consecutive monthly installments of Five hundred and no/100 (\$500.00) Dollars, commencing April 1, 1984, and continuing on the first day of each month thereafter until fully paid

with interest thereon from even date at the rate of eleven (11%) per centum per annum, to be paid in accordance with said promissory 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

ALL that piece, parcel or lot of land on the northwest side of Henderson Road in the City of Greenville, County of Greenville, State of South Carolina and having according to a survey made December 4, 1973, revised March 1974, the following metes and bounds to-wit:

BEGINNING at an iron pin on the northwest side of Henderson Road at the corner of property of the Grantee and runs thence along the line of property of the Grantee N. 23-07 W. 285.9 feet to an iron pin; thence S. 33-35 W. 17.1 feet to an iron pin thence along the line of other property of the Grantor S. 23-02 P. 280 feet to an iron pin on the northwest side of Henderson Road; thence along Henderson Road N. 54-13 E. 15 feet to the beginning corner.

This is the same property conveyed to the Mortgagor by deed of Mortgagee of even date to be recorded herewith.

STATE OF SOUTH CAROLINA
GREENVILLE COUNTY TAX COMMISSION
DOCUMENTARY
STAMP
TAX
FEBRUARY 1984
06.84

RECORDED
JUN 17 84
1051

This is a portion of the property devised to me by my father H. F. Eurger, by his Will which is on file in the Probate Court for Greenville County, S. C. in Apartment 178, File 9.

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.