

PURCHASE MONEY MORTGAGE  
STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

Mortgagee's Address:  
656 S. Main Street  
Greenville, SC 29601

MORTGAGE OF REAL ESTATE  
IN WHOM THESE PRESENTS MAY CONCERN:

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WHEREAS, Harold R. Wicker and Doris C. Wicker

(hereinafter referred to as Mortgagor) is well and truly indebted unto Thomas J. Bennett, individually and d/b/a J. C. Haley Furniture Company

(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 Five and No/100ths----- Dollars (\$ 25,000.00 ) due and payable

per terms of said note.

with interest thereon from date at the rate of ten (10%) per centum per annum, to be paid: per terms of said 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:

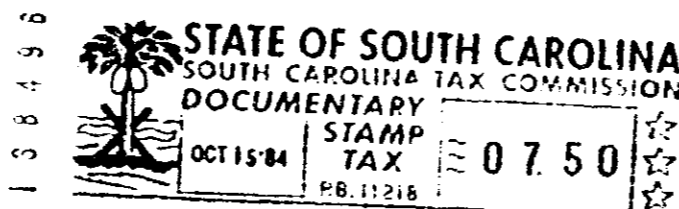
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of

All that certain piece, parcel or lot of land, together with all improvements thereon, situate, lying and being in the City of Greenville, State and County aforesaid, on the east side of River Street and being shown as 0.34 acres on plat entitled "Survey for J. C. Haley Furniture Co." as prepared by Freeland and Associates on March 8, 1982, recorded in the RMC Office for Greenville County in Plat Book 8-U, Page 98, and with the more particular metes and bounds shown as follows:

BEGINNING at a railroad spike at the corner of Boggs Street and River Street and running thence along River Street N 10-38 W 74.00 feet to an iron pin; thence N 80-09 E. 145.98 feet to an iron pin; thence continuing N 80-09 E 24.91 feet to an iron pin; thence N 72-32 E 25.06 feet to an iron pin, joint rear corner of Lots 53 and 52; thence along the common line of Lots 52 and 53, S 11-32 E 78.97 feet to an iron pin on Boggs Street; thence along Boggs Street S 82-07 W 51.04 feet to an iron pin; thence continuing along Boggs Street S 79-19 E. 146.02 feet to the point of the beginning.

This being the same property conveyed unto Mortgagors by deed of Tom Bennett a/k/a Thomas J. Bennett, Individually and d/b/a J. C. Haley Furniture Company executed and recorded of even date herewith.

If all or any part of the property or interest therein is sold or transferred, excluding a transfer by devise, decent or operation of law Mortgagee may at its option declare all the sums secured by this mortgage to be due and payable.



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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