

Mortgagee's mailing address:

224 Pitt Water Road, Anderson, S.C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

VOL 1688 PAGE 139

WHEREAS, Greer Pawn Shop, Inc.

(hereinafter referred to as Mortgagor) is well and truly indebted unto T. D. Elmore,

(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 **Seventy Thousand and no/100 (\$70,000.00)** -----

-----Dollars (\$ 70,000.00) due and payable
in 84 equal monthly installments of \$1,198.57 each, beginning on
December 1, 1984, and then thereafter each successive month and date
until paid in full,

with interest thereon from date at the rate of eleven per centum per annum, to be paid: Interest
is computed in the monthly installments.

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:

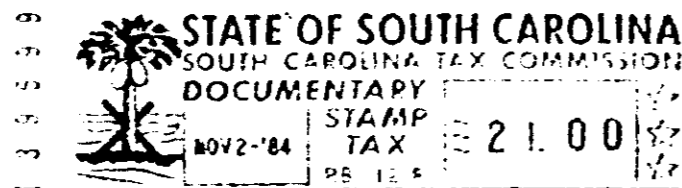
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, Chick Springs Township, containing 1.03 acres, and shown on a plat entitled " Survey for Mark R. Eskew and Mark A. Roberts", prepared by Freeland and Associates, dated 10-26-84, to be recorded, situate on Wade Hampton Boulevard, U. S. Highway 29, and having the following metes and bounds, to-wit:

Beginning at a new iron pin in Wade Hampton Boulevard (U. S. Highway 29), being 292 feet more or less to the center line of Suber Road, thence along said Wade Hampton Boulevard N 68-59 E 190.34 feet to a new iron pin; thence S 32-25 E 81.15 feet to an old iron pin; thence S 24-15 E 145.10 feet to an old iron pin; thence S 68-55 W 201.84 feet to an old iron pin; thence N 24-15 W 225.00 feet to the point of beginning.

This is the same property conveyed to the mortgagor herein on even date by the mortgagee, by deed recorded in Deed Book 1225, Page 498, RMC Office for Greenville County.

420



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.

0139

1328 (RV-2)