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FILED MORTGAGE OF REAL ESTATE ENTITIES OF THORSE Thornton, Arnold & Thomason, Attorneys at Law, Greenville, SC

Nov 30 12 os PH '84

Mortgagee's address:

DONNIE S. TAHKERSLEY R.H.C.

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800 S. Washington Avenue Greenville, SC 29611

STATE OF SOUTH CAROLINA

MORTGAGE

COUNTY OF GREENVILLE

GREETING:

TO ALL WHOM THESE PRESENTS MAY CONCERN: CHARLES H. CELY (hereinafter referred to as Mortgagor) SEND(s)

WHEREAS, the Mortgagor Is well and truly Indebted unto CELY CONSTRUCTION & SUPPLY COMPANY, INC., now known as CELY CONSTRUCTION COMPANY, INC., (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 FIFTY-TWO THOUSAND ONE HUNDRED NINETY-FOUR AND 16/100THS (\$52,194.16) DOLLARS with Interest thereon from date at the rate of ten (10%) per centum per annum, said principal and interest to be paid as follows:

Principal payments in the amount of SEVENTEEN THOUSAND THREE HUNDRED NINETY-EIGHT AND 05/100THS (\$17,398.05) DOLLARS, plus accrued interest on the entire outstanding principal balance to be due and payable one (1) year from date with a like payment on the same anniversary of each year thereafter until paid in full.

All interest not paid when due to bear interest at the same rate as the principal. After the date of maturity, all unpaid principal and interest shall bear interest at the same rate set forth above; and

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 payment of taxes, insurance premiums, public assessments, repairs, or for other purposes necessary to protect the security of this mortgage and insure the performance of the covenants and agreements of the Mortgagor contained herein,

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 Hortgagor may be or become indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors, heirs and assigns forever, the following described property:

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, in Greenville Township, just outside the corporate limits of the City of Greenville, on the northern side of the C & G Railroad, and being described more particularly, according to plat of property of C. Zaglin, prepared by W. M. Rast, dated July 1928, recorded in Plat Book H at page 126, to wit:

BEGINNING at an Iron pin on the right-of-way of said railroad at a dirt road crowwing, and running thence along said right-of-way S 34-35 W, 275 feet to an Iron pin; thence N 55-35 W, 373 feet to an Iron pln; thence N 34-25 E, 437.3 feet to an Iron pln on a dirt road; thence with said Road S 42-35 E, 308.5 feet to a point in said Road; thence with said Road S 83-06 W, 123.7 feet to an Iron pin at the point of beginning, containing 3.29 acres more or less.

LESS HOWEVER: That portion of said property condemned by the South Carolina Highway Department for the widening of Washington Road and that certain parcel containing .199 acres conveyed to BMA Realty, Inc. by deed recorded June 30, 1930 in Deed Book 1128 at page 373.

DERIVATION: Deed of Cely Construction and Supply Company, Inc, n/k/a Cely Construction Company, Inc. recorded November 30, 1984 in Deed Book 1227 at Page 615.

STATE OF SOUTH CAROLINA WAL WILLOST HIROSTA DOCUMENTARY STAMP FB (1215

Together with all and singular the improvements thereon or hereafter constructed thereon, all rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, including all heating, plumbing, and lighting fixtures and any other equipment or fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such improvements, fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

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