

LAW OFFICES OF MISSY A. HANFORD, SASSOUX, SMITH & BARBARE, P.A., GREENVILLE, SOUTH CAROLINA

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FEB 20 2 12 PM '81
MISSY A. HANFORD
SASSOUX, SMITH & BARBARE
R.M.C.

BOOK 1533 PAGE 163

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

BOOK 76 PAGE 859

WHEREAS, 431 Partnership, a General Partnership consisting of Edward P. Holder, Jr. and E. A. Pfister

(hereinafter referred to as Mortgagor) is well and truly indebted unto H & D Partnership

(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, to the sum of Two Hundred Thousand and No/100

Dollars (\$ 200,000.00) due and payable

Lowndes Hill Road, N. 83-25 E. 153.2 feet to an iron pin; thence still with the south side of Lowndes Hill Road, N. 87-35 E. 56.2 feet to a point; thence along the line of property now or formerly of Mobil Oil Corporation, S. 10-15 W. 170 feet to an iron pin; thence S. 83-33 E. 150 feet to a point on the west side of S. C. Highway No. 291 (N. Pleasantburg Drive); thence along the west side of S. C. Highway No. 291 (N. Pleasantburg Drive) S. 73-17 W. 67.3 feet to an iron pin, the point of beginning.

This being the same property acquired by the Mortgagor herein by deed of Lawrence E. McNair of even date to be recorded herewith.

MORTGAGEE'S MAILING ADDRESS: 44 Pine Knoll Drive
Greenville, S. C.

CO. S. C.
5 AM '82
ERSLEY

Both Paid
2/26/82
H. P. Partnership
Tom Hershey
19157

Together with all 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 Mortgagee covenants that it is lawfully seized of the premises hereinafore 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 Mortgagee further covenants to warrant and defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagee and all persons whatsoever lawfully claiming the same or any part thereof.

0.85

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