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MORTGAGE OF REAL ESTATE

Mortgagee's Address: 105 Sugar Creek Road, Greer, SC 29651

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
D.C.S.C.

MORTGAGE OF REAL ESTATE

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TO ALL WHOM THESE PRESENTS MAY CONCERN: BOOK

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DONNIE TANKERSLEY
R.M.C.

WHEREAS, William L. Costner and Rhonda G. Costner

hereinafter referred to as Mortgagee) is well and truly indebted unto

M. G. Proffitt, Inc.

hereinafter referred to as Mortgagee) as evidenced by the Mortgagee's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

Forty-Five Thousand Nine Hundred Fifty and No/100----- Dollars \$45,950.00 due and payable

on or before February 1, 1983. Purchasers agree that whenever they are able to obtain a loan at an interest rate of 14 per cent or less, they will immediately apply for and close. Purchaser agrees to pay all normal closing costs in connection with the new loan.

CCIO 3 MR 82

W.D. Richardson
James S. ...
Anticipate and pay in full this 29th
W.D. Proffitt
W.D. Proffitt
W.D. Proffitt

OCT 4 1982
FILED
D.C.S.C.
DONNIE TANKERSLEY
R.M.C.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident to 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 fixed 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 Mortgagee 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 Mortgagee further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagee and all persons whomsoever lawfully claiming the same as any part thereof.

4328 W.D.