

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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

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W. T. WATKINS
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WHEREAS, I, John R. Grove

(hereinafter referred to as Mortgagor) is well and truly indebted unto **Terplan Inc of Greenville**
107 E. North St.
Greenville, S.C. 29601

(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

Seven Thousand Eighty Six and 02/100----- Dollars (\$7,086.02) due and payable in one (1) payment of One hundred Seventy Seven and 02/100 (177.02) dollars and forty seven (47) payments of One Hundred Forty Seven and no/100 ((147.00) dollars commencing on the 1st day of July 1, 1980, due and payable on the 1st day of each month thereafter until paid in full.

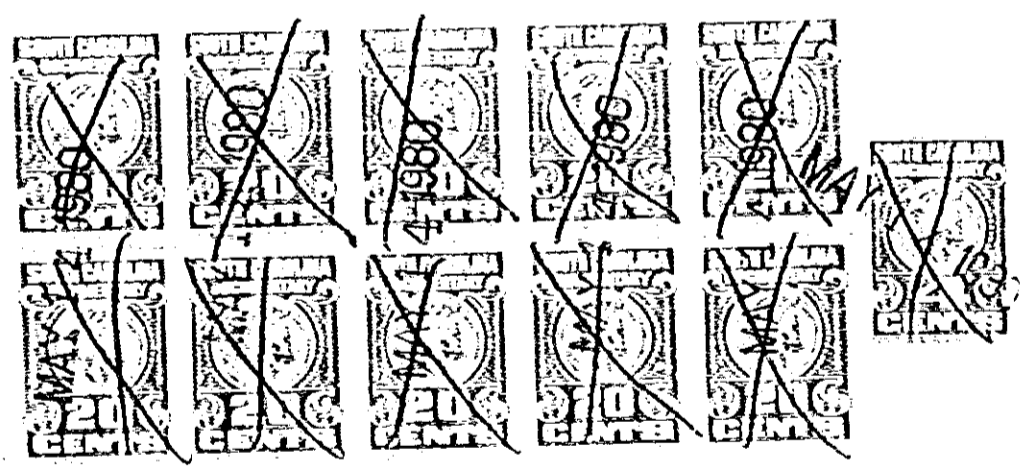
with interest thereon from **May 19, 1980** at the rate of **18.00** per centum per annum, to be paid: **Annually**

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**

All that certain piece, parcel, or lot of land, with the buildings and improvements thereon, lying and being on the southeasterly side of Shubuta Drive, near the City of Greenville, South Carolina, being known and designated as Lot No. 93 on plat of Farmington Acres, as recorded in the RMC Office for Greenville County, South Carolina in Plat Book RR Page 106-107. This is the same property conveyed by deed of Mortgage G. T. C. by deed recorded 5-10-66 in Book 798 Page 342.



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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.

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