

STATE OF SOUTH CAROLINA } JAN 20 3 26 PM '81  
COUNTY OF GREENVILLE } DONNIE S. TANKERSLEY  
R.M.C. MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Clyde W. Rector

(hereinafter referred to as Mortgagor) is well and truly indebted unto Harry L. Huffman

(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 --- Twenty thousand and 00/100 --- Dollars (\$ 20,000.00 ) due and payable

according to the note executed of even date herewith

with interest thereon from date at the rate of 12% per centum per annum, to be paid:

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 piece, parcel or lot of land, situate, lying and being near Paris, Greenville County, South Carolina, and being more particularly described as follows, to wit:

Beginning at an iron pin in the northwesterly boundary of Warehouse Court, said point being 1233.6 feet, more or less, southwestwardly from, as measured along the northwesterly boundary of Warehouse Court, the southwesterly boundary of South Carolina Road No. 21 (Old Sevier Camp Road), said beginning point being S. 44°-35' W. 25 feet southwestwardly from the center line of a spur track serving Winn Dixie Stores, Inc.; thence S. 44°-35' W. along the northwesterly boundary of Warehouse Court, a distance of 330.3 feet, more or less, to a point in the center line of a 68 foot wide Duke Power Company easement; thence S. 86°-17' W. along the center line of said Duke Power Company easement, a distance of 160.0 feet to a point; thence N. 60°-09' W. along said center line of said Duke Power Company easement, a distance of 218.0 feet, more or less, to a point that is 100 feet southeastwardly from and perpendicular to the center line of said original main track of The Atlanta and Charlotte Air Line Railway Company; said point also being S. 40°-50' E., 107.0 feet from Mile Post 478; thence N. 33°-50' E. along the southeasterly right of way line of the Atlanta and Charlotte Air Line Railway Company along a line that is parallel to and at all points 100 feet southeastwardly from, as measured at right angles to, the center line of said original main tract of The Atlanta and Charlotte Air Line Railway Company, a distance of 215.35 feet to a point that is 25 feet southeastwardly from, as measured radially to, the center line of a spur track serving Winn-Dixie Stores, Inc.; thence N. 51°-40' E. a distance of 44.78 feet to a point that is 25 feet southeastwardly from, as measured radially to, the center line of said spur tract; thence N. 61°-18' E. a distance of 46.5 feet to a point that is 25 feet southeastwardly from, as measured radially to, the center line of said spur tract; thence N. 71°-55' E. a distance of 46.42 feet to a point that is 25 feet southeastwardly from, as measured radially to, the center line of said spur track; thence N. 81°-00' E. a distance of 46.47 feet to a point that is 25 feet southwardly from, as measured radially (cont)

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 hereon. 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.

The Mortgagor further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.

(2) That it will keep the improvements now existing or hereafter erected on the mortgaged property insured as may be required from time to time by the Mortgagee against loss by fire and any other hazards specified by Mortgagee, in an amount not less than the mortgage debt, or in such amounts as may be required by the Mortgagee, and in companies acceptable to it, and that all such policies and renewals thereof shall be held by the Mortgagee, and have attached thereto loss payable clauses in favor of, and in form acceptable to the Mortgagee, and that it will pay all premiums therefor when due; and that it does hereby assign to the Mortgagee the proceeds of any policy insuring the mortgaged premises and does hereby authorize each insurance company concerned to make payment for a loss directly to the Mortgagee, to the extent of the balance owing on the Mortgage debt, whether due or not.

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