

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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OCT 1 2 58 PM '81
TANNERSLEY
R.M.C.

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MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Watkins & Hill, Inc.,

(hereinafter referred to as Mortgagor) is well and truly indebted unto American Druggist Insurance Company whose address is 30 East Central Park, Cincinnati, Ohio, 45202,

(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 One Hundred Three Thousand and no/100-----

Dollars (\$ 103,000.00) due and payable

SEE TERMS SET OUT BELOW

with interest thereon from _____ at the rate of _____ 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, the Mortgagee's heirs, 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, Oaklawn Township, located at the southeastern intersection of Augusta Road and Old Hundred Road at the Ware Place, being known and designated as Tract No. 3 and 4 according to a plat of the property of H. P. Jordan Estate dated December, 1948, recorded in the RMC Office for Greenville County in Plat Book W at Page 103-B and Plat Book 3-E at Page 95-A and having, according to said plat, such metes and bounds as are more fully shown thereon, LESS, however, those pieces, parcels, or tracts of land conveyed to J. B. King recorded in Deed Book 735 at Page 233.

This being the same property conveyed to mortgagor herein by deed of D&W Associates dated August 28, 1981, recorded in Book 1155 at Page 734 on September 25, 1981.

This mortgage shall terminate when bond to be written by the mortgagee herein for and on behalf of Mr. Thomas Leonard Hill terminates with reference to a charge of violating the RICO statute. The mortgage shall be considered in default when Mr. Thomas Leonard Hill fails to appear for any scheduled Court appearances with reference to the RICO violation, which failure to appear results in an estreatment of the bond being presented by the mortgagee. The parties expressly agree that the mortgage will terminate and will be satisfied by the mortgagee at the time the said Thomas Leonard Hill is convicted or enters a guilty plea or is acquitted for the above-stated existing charge of violating the RICO statute.

GCTO

Power of Attorney for Steve Dotson being recorded in Book 1155 at Page 731.

OC 581

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
OCT-581 TAX \$11.20
FD 11215

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 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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