

STATE OF SOUTH CAROLINA } 2 AM '81
COUNTY OF GREENVILLE } KERSLEY
R.M.C.

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

BOOK 1555 PAGE 213

WHEREAS, We, ZIAD SAAD and SIMON KURZUM,

(hereinafter referred to as Mortgagor) is well and truly indebted unto

ALVIN KENNEMORE

(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-EIGHT THOUSAND AND NO/100-----
----- Dollars (\$ 28,000.00) due and payable

\$1,400.00 every 6 months for 10 years, PLUS INTEREST, with the right to anticipate the full amount, without penalty, after one year from date,

with interest thereon from date at the rate of 15% per centum per annum, to be paid: Semi-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:

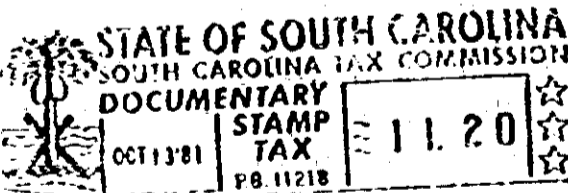
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, located on Augusta Road, and being a portion of Tract No. 7 as shown on plat recorded in Plat Book H, page 188, and having the following courses and distances, to wit:

BEGINNING at an iron pin in the center of Augusta Road adjoining properties now or formerly of Billy Huskey and running thence along the center of said Augusta Road N. 1-00 W. 120 feet; running thence N. 84-00 E. 250 feet; running thence a new line S. 1-00 E. 140 feet more or less to the corner of property now or formerly of Billy Huskey; running thence along said line of Billy Huskey S. 89-00 W. 250 feet to the center of Augusta Road, the beginning corner.

This being the same property conveyed to the Mortgagors herein by deed of the Mortgagees herein of even date herewith and recorded in the RMC Office for Greenville County simultaneously herewith.

ADDRESS of Mortgagee:

225 Buist Ave.
Greenville, SC29609



400 8

2831801

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.

4328 RV-2