

1558 279

HORTON, DRAWDY, HAGINS, WARD & BLAKELY, P.A. 307 PETTIGRU ST., GREENVILLE, S. C. 29603

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE } CO. S. C.

**MORTGAGE OF REAL ESTATE  
(CORPORATION)**

TO ALL WHOM THESE PRESENTS MAY CONCERN:

DEC 11 11 13 AM '81  
GONN...ANKERSLEY

WHEREAS, Deco of Ware Place, Inc., a corporation organized and existing under the laws of the State of South Carolina, (hereinafter referred to as Mortgagor) is well and truly indebted unto

Luona Goodwin

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, in the sum of:

Twenty-five Thousand and no/100 ----- Dollars  
(\$25,000) due and payable as provided for under the terms and conditions of said note, which are incorporated herein by reference and made a part hereof as though they set forth herein, with interest thereon from date of the note, and payable as provided for in said note

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 those pieces, parcels or tracts of land situate, lying and being on the eastern side of U.S. Highway 29 and along each side of Broken Arrow Drive in Greenville County, South Carolina being shown and designated as Lots Numbers Two, Three, Eight, Nine, Ten, Eleven, Twelve, Fourteen, Fifteen, Sixteen, Seventeen, Eighteen, Twenty and Twenty-one on a plat entitled "Broken Arrow Phase I, II and III" prepared by T. H. Walker, Jr., R.L.S., dated October 26, 1978 and recorded in the R.M.C. Office for Greenville County in Plat Book 8I, at Page 10, reference to which plat is hereby craved for the metes and bounds of each of said lots. This is a portion of the property conveyed to the mortgagor herein by deed of Francis E. Clark d/b/a Broken Arrow Company dated March 10, 1981 and recorded on May 12, 1981 in the R.M.C. Office for Greenville County in Deed Book 1147, at Page 897 and by corrective deed dated July 9, 1981 and recorded on July 14, 1981 in the R.M.C. Office for Greenville County in Deed Book 1151, at Page 629.

THE mortgagee recognizes that several lots are subject to bonds for title, and mortgagor does hereby assign and set over to mortgagee all the proceeds of said bonds for title, with the express understanding that upon default by mortgagor hereunder, mortgagee may thereafter require and compel all such holders of bonds for title to pay any and future payments thereunder to mortgagee to be applied to the indebtedness due hereunder.

SC10 DE 8 81 OSC

STATE OF SOUTH CAROLINA  
DOCUMENTARY  
STAMP \$ 10.00

Together with all and singular rights, members, herditaments, 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 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.

6720

4328 RV-2