

MORTGAGE OF REAL ESTATE—Office of ~~WILLIAM H. JOHNSON & JOHNSON~~ Attorneys at Law, Greenville, S. C.

DEC 10 3 50 PM '77

BOOK 1384 PAGE 933

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

CONNIE S. TANKERSLEY
R.H.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, TURNKEY ENTERPRISES, INC.

(hereinafter referred to as Mortgagor) is well and truly indebted unto GREENVILLE BUILDERS SUPPLY, INC.

(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

Eight Thousand and No/100 ----- Dollars (\$ 8,000.00) due and payable
two (2) years from date,

with interest thereon from date at the rate of nine (9%) per centum per annum, to be paid: Quarterly

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, City of Mauldin, being known and designated as Lot No. 75, on a plat of Holly Springs, Section 2, plat by Piedmont Engineers and Architects, dated November 1, 1972, and recorded in the RMC Office for Greenville County in Plat Book 4R, page 54, and being the same property conveyed to the mortgagor herein by William H. Johnson and Jean C. Johnson, by deed dated December 11, 1975, recorded in Deed Book 1028, page 605, reference to which is hereby craved for metes and bounds description thereof.

The mortgagor does hereby warrant that the within mortgage is a valid and subsisting lien subject and subordinate only to that mortgage given by William H. Johnson and Jean C. Johnson to First Federal Savings and Loan Association recorded in the RMC Office in Mortgage Book 1284, page 456.

This mortgage is given pursuant to a resolution duly adopted by the Board of Directors of the mortgagor which resolution authorizes the President alone to execute the same on behalf of the Company.

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STATE OF SOUTH CAROLINA
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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 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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