

1440-1127

MORTGAGE OF REAL ESTATE—Offices of Love, Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Mortgagee's Address:
c/o Walter Goldsmith
611 N. Main St.
Greenville, S. C. 29602

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: RICK SETZER

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto Walter W. Goldsmith, William R. Timmons, Jr., and John P. Ashmore, Jr. (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

Sixteen thousand seven hundred twenty and 50/100th DOLLARS (\$ 16,720.50), with interest thereon from date at the rate of 8% per centum per annum, said principal and interest to be repaid:

with in equal payments of \$3,344.10, together/ interest, the first payment being due July 1, 1979, with a like payment being due on July 1st of each year thereafter for a total of five years, interest to be computed annually.

THE MAKER hereof shall have the right to pre-pay any portion, without penalty, provided however that no pre-payment shall be made prior to January 1, 1979.

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, shown and designated** as Lot No. 11 on Plat of Haywood Industrial Park, prepared by W. R. Williams, Jr., dated June 27, 1977, and recorded in Plat Book 6-H at Page 20, in the RMC Office for Greenville County, and being more particularly described by said plat as follows:

BEGINNING at an iron pin on Airview Drive as the joint front corner of Lots No. 11 and 12 and running thence with Airview Drive as the line N. 20-54 W. 50.0 feet to an iron pin; thence N. 36-48 W. 50.0 feet to an iron pin at the joint front corner of Lots 10 and 11; thence N. 54-27 E. 218.0 feet to an iron pin at the joint rear corner of Lots 10 and 11; thence S. 32-12 E. 151.6 feet to an iron pin at the joint rear corner of Lots 11 and 12; thence S. 68-02 W. 220.0 feet to an iron pin on Airview Drive, the point of beginning.

Derivation: Deed of Walter W. Goldsmith, William R. Timmons, Jr., and John P. Ashmore, Jr., recorded August 8, 1978, in Deed Book 1084 at Page 909.

** City of Greenville.

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Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

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