

(#843-B)
MORTGAGE OF REAL ESTATE -

FILED
GREENVILLE CO. S.C.

VOL 1650 PAGE 83

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DONNIE S. TANKERSLEY
R.H.C.

PURCHASE MONEY MORTGAGE
MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

C & D BODY SHOP, INC., CLAUDE R. ROGERS and DANIEL R. CARTER,

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

WHEREAS, the Mortgagor is well and truly indebted unto J. BERNARD EASTERLIN and D. B. ATTAWAY (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 Thirty Thous and and no/100 ----- DOLLARS (\$ 130,000.00)
with interest thereon from date at the rate of 10 per centum per annum, said principal and interest to be repaid as follows set forth in note of even date herewith

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced 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 heirs, successors and assigns the following described piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon:

ALL that certain piece, parcel or lot of land with the buildings and improvements thereon lying and being on the easterly side of Rutherford Street, in the City of Greenville, South Carolina, as shown on a plat entitled "Property of Sherry Rogers and Dana Williamson" made by Webb Surveying & Mapping Co. dated February 24, 1984, which is attached hereto and made a part hereof marked Exhibit "A", and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at the northeasterly corner of the intersection of Rutherford Street with Walker Street (Alley) and running thence along the easterly side of Rutherford Street N. 0-43 E. 140 feet to an iron pin; thence S. 88-35 E. 368.50 feet to an iron pin on the westerly side of Marsailles Avenue (Alley); thence with the westerly side of said Alley S. 3-13 E. 140.55 feet to an iron pin at the northwesterly corner of Marsailles Avenue and Walker Street; thence along the northerly side of Walker Street N. 88-34 W. 378.13 feet to the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of J. Bernard Easterlin, et al, dated March 1, 1984, and recorded March 1, 1984, in Deed Book 1207, at page 225.

25015
STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
FEE 25 84
STAMP TAX
P3 11219
52.00

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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