

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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

WHEREAS,

HARRY LEE MCMINN
MAY 15 1 34 PM '84
RECORDED

(hereinafter referred to as Mortgagor) is well and truly indebted unto WILLIAM E. SELLARS, TRUSTEE FOR FOUNDERS FUND

(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 THOUSAND AND NO/100-----

----- Dollars (\$ 20,000.00) due and payable
in monthly installments of Two Hundred Sixty and No/100 (\$260.00) Dollars commencing
July 1, 1984 and Two Hundred Sixty and No/100 (\$260.00) Dollars on the first (1st) day
of each and every month thereafter until June 1, 1987, at which time the entire unpaid
balance shall become due and payable.

with interest thereon from date hereof at the rate of Fourteen per centum per annum, to be paid: Monthly.

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:

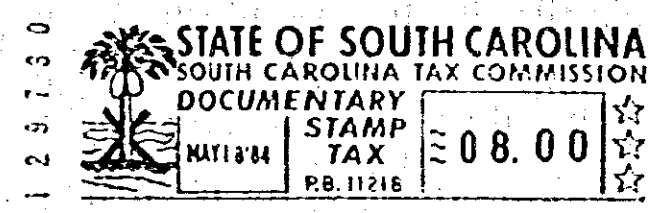
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, in Grove Township, on the west side of Fork Shoals Road, and having the following metes and bounds, to-wit:

BEGINNING at a stone on C.H. Bramlett's corner, and running thence N. 64½ E. 25.38 chains to an iron pin, in the Fork Shoals Road; thence along said road, N. 25¼ W. 7.40 chains to an iron pin in said road; thence S. 59½ W. 14.40 chains to a stone; thence S. 73½ W. 9.34 chains to a corner; thence S. 13 E. 7.92 chains to the beginning corner.

Derivation: Lola K. McMinn, Deed Book 1028, at Page 989, recorded December 17, 1975.

5070 -- 1 MY1884 638



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.

4. 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.

0 3 7 4

4328-1121