

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

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

WHEREAS, Deco 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 David B. Ward and Vance B. Drawdy

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, in the sum of: Fifty-One Thousand Three Hundred----- Dollars (\$51,300.00) due and payable as provided for under the terms and conditions of said notes which are incorporated herein by reference and made a part hereof as though they set forth herein, with interest thereon ~~for the date of the date of XXXXXX~~ to be paid as provided for in said note; and,

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:

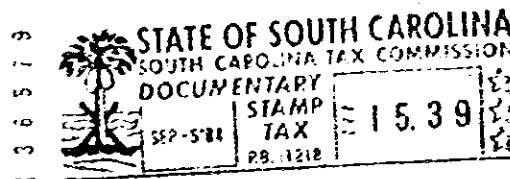
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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 piece, parcel or tract of land containing 101.9 acres, more or less, situate, lying and being on the southern side of Sweetwater Road, in Greenville County, South Carolina, and shown on a plat entitled "James D. Griffith", dated August, 1982 and prepared by James L. Strickland R.L.S., reference to which plat is hereby craved the metes and bounds thereof.

This is the identical property conveyed to the mortgagor by deed of D. D. & W., A General Partnership of even date herewith and being recorded in the RMC Office of Greenville County in Deed Book 1221, at page 17.

LESS, HOWEVER, 8.81 acres being described as follows:

beginning at a point on the southern side of Sweetwater Road at the joint front corner of property nor or formerly H. B. Dickert, and thence along said line S1-13E 610 feet to a point; thence on a new line S72-15E 350 feet to a point; thence N77.53E 509.23 feet to a point on a proposed road; thence N24-14W 213.12 feet to a point on said road; thence N50-28W 385.03 feet to a point on said road; thence N69-42W 140.85 feet to a point and continuing N69.42W 350 feet to a point, the beginning corner.



Together with all and singular rights, members, hereditaments, 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 whatsoever lawfully claiming the same or any part thereof.

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