

MORTGAGE OF REAL ESTATE -

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

RECORDED
OCT 10 1984
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MORTGAGE OF REAL ESTATE VOL 1685 PAGE 91

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Michael C. Kilby.....

(hereinafter referred to as Mortgagor) is well and truly indebted unto Clay Brothers Incorporated....

LEASE ATTACHED HERETO

(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 Six Thousand Dollars.....

Dollars (\$ 6,000.00) due and payable

by the terms of the Lease attached hereto....-.....

with interest thereon from NONE at the rate of NONE per centum per annum, to be paid:

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, known and designated as Lots Numbers 3 & 4 as shown on a plat recorded in Book U, page 159 in the R.M.C. Office for Greenville County, State of South Carolina showing property of Susan Fortune near Greenville made by W. J. Riddle, August of 1948 as follows:

Beginning at a point on the western side of Highway 29 (now Green Avenue) and running thence along the western side of said Highway North 33-33 East across the front of Lots 3 & 4 140.8 ft. to corner of Lot 3 on Fortune Street; thence along Fortune Street 77.6 ft to a point on an alley thence along the rear of Lot 3 42.2 ft to the rear corner of Lot 3 & 4; thence along the rear of Lot 3 & 4 99.5 ft to a point along the boundary of Dunear Mill Village property; thence running said property line along the western line Lot 4 South 28-27 East 89.2 to the beginning corner.

The Mortgage being secondary and subordinate to the mortgage given to Chalma Fortune recorded contemporaneous with this Mortgage in Mortgage Book 1685, on page 1 .

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX
OCT 10 '84
PB 11218
01.80

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 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 whomsoever lawfully claiming the same or any part thereof.

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