ADDRESS OF MORTGAGEE:

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLENED

MORTGAGE OF REAL ESTATE

Attorney of recover P.O. Pow 1585 Or cervale, S.C. 29602

Robertson, Carolin & Drive, Lin

TO ALI

TO ALL WHOM THESE PRESENTS MAY CONCERN

VOL 1693 PAGE 977

OFC 12 8 40 AH 'BH

OFC 12 8 40 AH 'BH

WHEREAS, YORKShippe Properties, Inc.,

thereinafter referred to as Mortgagor) is well and truly indebted unto Nita B. Turner

(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

Twelve Thousand and No/100------Dollars (\$ 12,000.00) due and payable in sixty equal monthly installments of Two Hundred and No/100 (\$200.00) Dollars beginning on January 11, 1985, and continuing until paid in full,

XXXXXXXX

ጞጙ ጞጞቒጟዂ፞ጜጟ ፞ቔጟቑጟፙ ፼ጟ፞፞ጟጇ

WHEREAS, the Mortgagor may bereafter become indebted to the said Mortgagoe 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:

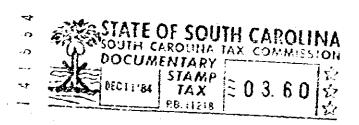
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagoe at any time for advances made to or for his account by the Mortgagee, and also in consideration 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 buildings and improvements thereon situate, lying and being in the County of Greenville, State of South Caroliha, near the City of Greenville and being known and designated as Lot No. 4 of Bramlett Park as shown on plat thereof recorded in the RMC Office for Greenville County in Plat Book GG at Page 113, and having, according to a recent survey made by J. C. Hill on June 24, 1963, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Pendleton Road at the joint front corner of Lots 5 and 4 and running thence along the joint line of said lots, N. 28-30 E. 180 feet to an iron pin; running thence S. 58-30 E. 80 feet to an iron pin; running thence S. 28-30 W. 180 feet to an iron pin on Pendleton Road; running thence along Pendleton Road, N. 58-30 W. 80 feet to the beginning corner.

This being the identical property conveyed to the Mortgagor herein by deed of Nita B. Turner dated December 11, 1984 and recorded December 12, 1984 in the RMC Office for Greenville County in Deed Book 1228 at Page 318.

It is expressly agreed between the parties hereto that the Mortgagors herein have the exclusive right to substitute collateral for said note at any time provided the combined indebtedness on said substituted collateral including the balance on the within note does not exceed ninety percent (90%) of the value as determined by a VA appraiser.



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 heireinabove 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.

GREENVILLE OFFICE SUPPLY CO. INC.

GCTO ----1 DE12 84

န္တ

