MORTGAGE OF REAL ESTATE

VOL 1074 888477

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

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WHEREAS, Three S Enterprises, a South Carolina General Partnership

(hereinafter referred to as Mortgagor) is well and truly indebted unto T. Walter Brashier

(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 Three Hundred Nine Thousand Five Hundred and No/100

_____Dollars (\$309,500.00) due and payable

as provided for in Promissory Note executed of even date herewith, the terms of which are incorporated herein by reference thereto.

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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 Mortgagoe at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagoe 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 Mortgagoe, the Mortgagoe's heirs, 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.

ALL those certain pieces, parcels or lots of land situate, lying and being in the County of Greenville, State of South Carolina, near Saluda Lake, being shown and designated as Lots Nos. 7 through 29, Lots Nos. 32 through 46, Lots Nos. 59 through 79, Lots Nos. 96 through 107 on a plat entitled "LAKEWOOD ON THE SALUDA", prepared by T. C. Adams, C.E., dated January, 1958, and recorded in the RMC Office for Greenville County in Plat Book QQ at Page 15 and having such metes and bounds as shown thereon, reference to said plat being made for a more complete description.

ALSO: ALL that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, near Saluda Lake, containing .274 acres as shown on plat entitled "Stanley D. Brown", prepared by Piedmont Engineers - Architects - Planners, dated September 28, 1977, which plat is recorded in the RMC Office for Greenville County in Plat Book 6-K at Page 8 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin located at the intersection of Deborah Lane and Debsyl Way and running thence S.23-46 W. 105.0 feet; thence turning and running S.73-22 W. 138.95 feet to an iron pin; thence turning and running N.30-15 E. 153.38 feet to an iron pin; thence turning and running N.88-02 E. 98.3 feet to the point of beginning.

ALSO: ALL that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, near Saluda Lake, containing .353 acres as shown on plat entitled "Stanley D. Brown", prepared by Piedmont Engineers - Architects - Planners, dated september 28, 1977, which plat is recorded in the RMC Office for Greenville County in Plat Book 6-K at Page 8 and having, according to Said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin located on the right of way of Debsyl Way and running thence S.58-32 W. 237.58 feet; thence turning and running N.30-40 W. 66.6 feet to an iron pin; thence turning and running N.62-38 E. 302.16 feet to an iron pin; thence turning and running S.23-46 W. 78.8 feet to the point of beginning.

- CONTINUED ON ATTACHED SHEET -

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.

. TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that is is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right amb 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 Mortgagoe forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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