

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

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GREENVILLE CO. S.C.  
SEP 28 10 54 AM '84

MORTGAGE OF REAL ESTATE

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TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS,

TEL/COMM SERVICES, a South Carolina General Partnership (hereinafter referred to as Mortgagor) is well and truly indebted unto GENE N. KING AND HELEN S. KING

(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 Sixty Five Thousand and No/100-----

Dollars (\$ 65,000.00 ) due and payable

with interest thereon from date at the rate of 13% 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 piece, parcel or lot of land, with the improvements thereon, situate, lying and being on the southwest side of Buncombe Street, in the City of Greenville, County of Greenville, State of South Carolina, and having, according to plat of "Property of Walter S. Griffin, Jr.", prepared by Piedmont Engineers-Architects-Planners, dated January 9, 1978, and recorded in the RMC Office for Greenville County, S. C. in Plat Book 6-N, Page 10, the following metes and bounds, to-wit:

BEGINNING at a point on the southwest side of Buncombe Street in the center of a masonry wall forming the party wall boundary between the buildings identified as 515 Buncombe Street and 517 Buncombe Street, and running thence with the center of said masonry wall, S. 47-37 W. 98.63 feet to a point in the center of the masonry party wall at the rear of the premises identified as 517 Buncombe Street; thence along the center of said masonry wall, N. 42-23 W. 30.68 feet to a point in the center of a masonry party wall; thence along the center of said wall, S. 47-37 W. 26.54 feet, more or less, to a point on the Northeast boundary of Putnam (or formerly) property; thence N. 57-04 W. 23.1 feet to an iron pin at the center point on the rear line of other property of the grantor; thence on a straight line through the center of said property, N. 40-51 E. 135.52 feet to an iron pin at the center point on the front line of said lot on Buncombe Street; thence along said Buncombe Street, S. 37-34 E. 38.5 feet to a point; thence further along said Buncombe Street, S. 42-23 E. 30.68 feet to the center point of a masonry party wall at the point of beginning.

ALSO: The heating and air conditioning equipment, electrical power, telephone and utility lines, appliances, furniture, furnishings, fixtures, and accessories serving the above described premises which are identified as 517 Buncombe Street, some of which facilities are located in the adjoining building known as 515 Buncombe Street.

ALSO: All its right, title and interest under the terms of an agreement between Contact, Inc. and Walter S. Griffin, Jr., dated February 10, 1978, recorded in the RMC Office for Greenville County, S. C. in Deed Book 1073, page 534.

The above described property is the same conveyed to the Mortgagors by deed of Contact, Inc., to be recorded simultaneously herewith.

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 whomsoever lawfully claiming the same or any part thereof.

The Mortgagor further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, read-ances or credits that may be made hereafter to the Mortgagor by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing

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