

MORTGAGE OF REAL ESTATE Office of David Thornton Arnold & Thomas M. Atkinson Attorneys at Law Greenville, S.C.
Mortgagee's address: 4 Claremore Ave.
Greenville, S.C. 29607

1419 892

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: SADISCO OF GREENVILLE,
A PARTNERSHIP

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto OCTAVIA COOK

(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 TWENTY SIX THOUSAND TWO

HUNDRED FIFTY AND NO/100----- DOLLARS (\$ 26,250.00),

with interest thereon from date at the rate of $6\frac{1}{2}$ per centum per annum, said principal and interest to be repaid: in three equal annual installments of Eight Thousand Seven Hundred Fifty and No/100 (\$8,750.00) Dollars with the first payment being due on July 15, 1978 and subsequent annual payments to be made on the anniversary date of the initial payment, until paid in full.

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, on the southwestern side of Scuffletown Road, containing 20.50 acres, being shown and designated on Plat entitled "Survey for Octavia Cook", dated April 12, 1976, prepared by Carolina Surveying Company, as follows:

BEGINNING at an iron pipe in the center of Scuffletown Road at the joint front corner of the within described property and property now or formerly belonging to Nichols and running thence along the common line of said properties, S. 36-00 W., 1,370 feet to an old iron pin; thence N. 64-25 W., 613.9 feet to an iron pin; thence N. 18-52 E., 226.7 feet to an old iron pin; thence N. 37-32 E., 1,025 feet to an old iron pin; thence S. 53-12 E., 207.5 feet to an old iron pin; thence N. 36-51 E., 319.1 ft. to a point in the center of Scuffletown Road; thence along the center of said Road, S. 41-46 E., 216.5 feet to a point; thence continuing along the center line of said Road, S. 46-01 E., 218.4 feet to a pipe, the point of beginning.

This is the same property conveyed to the mortgagors by Deed of Octavia Cook, dated December 2, 1977 and to be recorded herewith.

The mortgagor shall have the right to substitute collateral of a value sufficient to secure the then deferred balance of the purchase price. Such right shall not be effective until January 2 next following the calendar year in which the sale transaction is closed. The parties hereby agree that collateral, which would be satisfactory to the Chief Loan Officer of The South Carolina National Bank, Greenville, S.C. (CONTINUED)

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

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