MORTGAGE OF REAL ESTATE

acc: 1448 PAGE 492

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
AND LAURENS

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS.

850 ASSOCIATES

(hereinafter referred to as Mortgagor) is well and truly indebted unto GEORGE EDWIN KNICKERBOCKER

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, 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 and Laurens, and being on the Southern side of Knickerbocker Road, containing , according to a recent survey entitled "PROPERTY OF 850 ASSOCIATES" being recorded in the RMC Office for Greenville County in Plat Book 6-W at Page 69 and having, according to said survey, metes and bounds, to-wit:

BEGINNING at a point in the center of Knickerbocker Road, said point being 1274 feet East of the intersection of Fairview Road and Knickerbocker Road, said point being also the joint common corner of the within described property and that of Salley Fay Knickerbocker and running thence due South 785.9 feet to an iron pin; thence N. 73-00 E. 1833 feet to the center line of Rabun Creek; thence with the creek as the line, N. 47-30 W. 620 feet to a point in the center line of said creek; thence continuing with the center line of said creek, N. 24-54 W. 157.1 feet to a point in the center of Knickerbocker Road; thence with the center line of said Road as follows: S. 80-17 W. 382.6 feet, S. 77-32 W. 141.4 feet, S. 73-08 W. 746.5 feet to the point of beginning.

THIS being the same property as conveyed to the Mortgagor herein by deed of George Edwin Knickerbocker and being recorded in the R.M.C. Office for Greenville County in Deed Book 1090 at Page 688 on October 27, 1978.

THE address of the Mortgagee herein is: Route 3, Box 280
Fountain Inn, South Carolina 29644

SIA SIA E 0 7.

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 it 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.

6040

- 10027

28 RV-2

The second second