MORTGAGE OF REAL ESTATE—Office Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.

1115 Edwards Rd. DORNIE S. TANKERSLEY Greenville, SC 29607

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

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MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Edgar F. Seay

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

WHEREAS, the Mortgagor is well and truly indebted unto William D. McKibbin, Robert Detwiler and John Poniatowski (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 Thirteen Thousand Five

per centum per annum, said principal and interest to be

In twelve (12) equal quarterly installments with the first installment due October 1, 1979

> TATE OF SOUTH CAROLINA OUTH CAROLINA TAX COMMISSION DOCUMENTARY 9thate TAX 28, 11218

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: 

THREE-FOURTHS (3/4ths) OF ALL MY RIGHT, TITLE AND INTEREST, THE SAME

BEING A LEASEHOLD INTEREST, IN AND TO THE FOLLOWING DESCRIBED PROPERTY:

ALL that piece, parcel or lot of land, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville at the northeast corner of Lowndes Hill Road and Pointe Circle near the City of Greenville, being more particularly shown on plat entitled "Pelham Pointe', property of William D. McKibbin", prepared by Freeland & Associates, dated August 24, 1976 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the northeast corner of Lowndes Hill Road and Pointe' Circle and running thence along and with the right-of-way of Lowndes Hill Road, N. 76-30 E. 89.91 feet to an iron pin; thence continuing along the right-of-way of Lowndes Hill Road, S. 85-16 E. 5.18 feet to an iron pin; thence further continuing along the rightof-way of Lowndes Hill Road, N. 83-22 E. 94.9 feet to an iron pin; thence S. 4-17 E. 91 feet to an iron pin; thence S. 79-37 W. 120 feet to an iron pin; thence N. 51-22 W. 100 feet along the right-of-way of Pointe' Circle, being the ark of the circle, having a radius of 372.25 feet; thence N. 7-44 E. 18.11 feet to the beginning point. For a more particular description, see the aforesaid plat, to be recorded forthwith in the RMC Office for Greenville County.

DERIVATION: Deed of Pelham Pointe, s South Carolina General Partnership, recorded November 19, 1976 in the RMC Office for Greenville County in Deed Book 1046 at Page 481,

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.