

MORTGAGE CORPORATION JOHN DILLARD, P.A., Greenville, S.C.

30 College St.
Greenville, SC
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FILED
GREENVILLE
JUN 25 2 06 PM '79
DONNIE TANKERSLEY
M.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, DAVIDSON ENTERPRISES, INC., a corporation organized and existing under the laws of the State of South Carolina. (hereinafter referred to as Mortgagor) is well and truly indebted unto COLLEGE PROPERTIES, INC., d/b/a BATESVILLE PROPERTY ASSOCIATES

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, in the sum of: Eleven Thousand and no/100ths ----- Dollars (\$ 11,000.00) due and payable as provided for under the terms and conditions of said note, which are incorporated herein by reference and made a part hereof as though they set forth herein, with interest thereon ~~to be paid as provided for in said note; and,~~ to be paid as provided for in said note; and,

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:

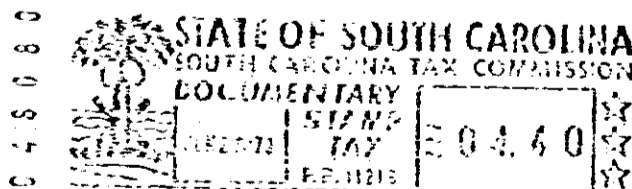
ALL that piece, parcel or lot of land, with all buildings and improvements thereon, situate, lying and being on the eastern side of Dove Tree Road, in Greenville County, South Carolina, being shown and designated as Lot No. 114 on a plat entitled DOVE TREE, made by Piedmont Engineers and Architects, dated September 18, 1972, revised March 29, 1973, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 4X at page 22, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Dove Tree Road at the joint front corner of Lots Nos. 114 and 115 and running thence along the common line of said lots, S. 76-09 E., 163.2 feet to an iron pin; thence N. 11-37 E., 75.2 feet to an iron pin; thence N. 13-55 E., 50.0 feet to an iron pin at the joint rear corner of Lots Nos. 113 and 114; thence along the common line of said lots, N. 76-09 W., 160.2 feet to an iron pin on the eastern side of Dove Tree Road; thence along the eastern side of Dove Tree Road, S. 13-51 W., 125.0 feet to an iron pin, the point of beginning.

The above property is the same conveyed to the Mortgagor by deed of College Properties, Inc., d/b/a Batesville Property Associates, to be recorded simultaneously herewith.

This mortgage is junior in lien and secondary to a mortgage give to First Federal Savings and Loan Association.

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Together with all and singular rights, members, herditaments, 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.