

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

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

GREENVILLE CO. S. C.  
FILED  
MAY 5 3 04 PM '81  
DONALD W. WYERSLEY

WHEREAS, BEN-C-INC.

(hereinafter referred to as Mortgigor) is well and truly **WYERSLEY ATLANTIC SECURITIES CORPORATION**

(hereinafter referred to as Mortgagee) as evidenced by the Mortgigor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

**FORTY THREE THOUSAND** ----- Dollars (\$ **43,000.00** ) due and payable  
**six months from date**

with interest thereon from date at the rate of **15%** per centum per annum, to be paid: **semi-annually**  
The mortgagor has the right to repay the entire amount on this mortgage at any time without penalty.

WHEREAS, the Mortgigor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgigor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgigor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgigor 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 Mortgigor 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, the Mortgagee's heirs, 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, being shown as Lot No. 21 on a plat of **EASTGATE VILLAGE SUBDIVISION** dated May 15, 1973 prepared by Piedmont Engineers and Architects, recorded in Plat Book 4-X at Page 31 in the RMC Office for Greenville County, and having according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the southeastern side of Chalford Lane, at the joint front corner of Lot 20 and Lot 21 and running thence with Lot 20, S. 42-59 E. 119.5 feet to an iron pin at the joint rear corner of Lot 20 and Lot 21; thence with Lot 16 and Lot 15, S. 57-48 W. 95 feet to an iron pin at the joint rear corner of Lot 21 and lot 22; thence with Lot 22, N. 21-04 W. 69.4 feet to an iron pin on Chalford Lane; thence with said Lane the following courses and distances: N. 20-27 E. 25 feet, N. 0-05 E. 30 feet, and N. 37-10 E. 25 feet to the point of beginning.

This is the same property conveyed to mortgagor by Threatt Enterprises, Inc. by deed dated February 26, 1981 to be recorded herewith.

Mortgagee's address:  
408 East North Street  
Greenville, S. C. 29601

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 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 Mortgigor covenants that is 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 Mortgigor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgigor and all persons whomsoever lawfully claiming the same or any part thereof.

033

4328 RV-2