

P.O. Box 1265 Greenville, SC 29602

MORTGAGE OF REAL ESTATE

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STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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MORTGAGE OF REAL ESTATE

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W. E. SLEAY
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, James E. Dodenhoff, Jr.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Cru-Gas, Inc.

(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 Five Thousand and 00/100ths-----Dollars (\$ 25,000.00) due and payable

with interest thereon from even date at the rate of 12% per centum per annum, to be paid: as set forth in said note.

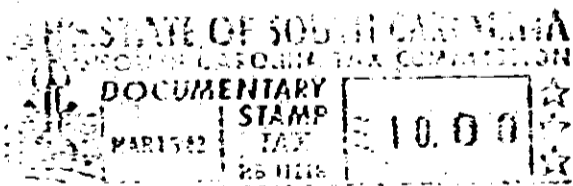
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, being shown on a plat "Property of Mobile Bottle Gas Co." as prepared by J. C. Hill dated February 23, 1963, said plat showing 1.17 acres, more or less, and being recorded in the RMC Office for Greenville County, South Carolina, Plat Book 3A, Page 137B, and having, according to said plat, the following metes and bounds to wit:

BEGINNING at an iron pin at the intersection of Parkins Mill Road and a 50-foot street, running thence with said Parkins Mill Road S 83-05 W 233.3 feet to an iron pin; thence turning and running with the line of property now or formerly of Williams N 16-0 E 297.3 feet to an iron pin; thence turning and running N 66-50 E 136.1 feet to an iron pin on 50-foot street; thence turning and running with said 50-foot street S 40-55 E 300 feet to an iron pin at the point of beginning.

DERIVATION: This being the same property conveyed to Mortgagor by deed of Mortgagee as recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1163, Page 818, on February 15, 1982.



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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 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 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.

GREENVILLE OFFICE SUPPLY CO. INC.

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