MORTGAGE OF REAL ESTATE - Offices of Redoraugh, Moore & Ongel CAttorneys at Law, Greenville, S. C. 600K 1590 PAGE 891

STATE OF SOUTH CAROLINA COUNTY OF Greenville

JAN 4 9 30 AH 183 MORTGAGE OF REAL ESTATE

DONNIE STANKERSLE TO ALL WHOM THESE PRESENTS MAY CONCERN:
R.M.C.

WHEREAS, MITESH ENTERPRISES, A South Carolina General Partnership

(hereinafter referred to as Mortgagor) is well and truly indebted unto AMIR, Inc. A South Carolina Corporation

(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-------Dollars (\$ 25,000.00) ANNIELLE Due and payable one year from the date hereof.

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:

TALE OF SOUTH CAROLINA

COMMISSION

COMMISSION

STAMP

TAX

RB. HZIS

TAX

RB. HZIS

ALL that piece, parcel or lot of land situate, lying and being on the northern side of Arlington Avenue in the City of Greenville, County of Greenville, State of South Carolina, and having the following metes and bounds, to-wit: BEGINNING at a point on Arlington Avenue (formerly Garlington Street) at the joint corner of the premises herein described and property now or formerly of John B. Rasor, and running thence with the line of said Rasor property N. 18-50E. 175 feet to a point; thence in a straight line, approximately N. 72-06 W. 100 feet 6 inches to a point in the line of property now or formerly of James T. Williams; thence with the line of the said Williams property S. 18-50 W. 175 feet to a point on the northern side of Arlington Avenue; thence with the northern side of Arlington Avenue; thence with the northern side of Arlington Avenue; thence with the northern side of Arlington Avenue S. 72-06 E. 100 feet 6 inches to a point of beginning.

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ALL that piece, parcel or lot of land situate, lying and being at the southwestern corner of the intersection of Pendleton Street and Mallard Street in the City of Greenville, County of Greenville, State of South Carolina, and having according to a plat prepared by Dalton & Neves, dated July 1958, entitled "Property of Charles B. Thomas", the following metes and bounds, to-wit: BEGINNING at a point at the southwestern corner of the intersect of Pendelton Street and Mallard Street, and running thence with the Southern side of Pendelton Street N. 71-22 W. 200.5 feet to an iron pin; thence S. 18-35 W. 229.1 feet to an iron pin; thence S. 71-29 E. 100 feet to an iron pin; thence N. 18-42 E. 37.9 feet to an iron pin; thence S. 71-22 E. 100 feet to an iron pin on the western side of Mallard Street; thence with the western side of Mallard Street N. 18-42 E. 191 feet to the point of beginning.

This being the same property conveyed to the Mortgagor by deed to be recorded herewith. Deed conveyed from AMIR. Inc. a S.C. Corp. This mortgage may not be assumed without the prior written consent of the mortgagee herein.

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.

O 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 articles 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.