

Mortgagor's mailing address
307 Beaufort Street
Greenville, SC 29607

1597 901

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE S.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Perry A. Lenardis--

MAR 15 10 15 AM '83

DONNIE S. JANSERSLEY

R.M.C.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Walter S. Griffin--

(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

--Forty-Four Thousand Five Hundred and No/100 Dollars (\$44,500.00) due and payable on or before March 14, 1986, repayable in equal annual installments of Fourteen Thousand Eight Hundred Thirty-Three and 33/100 Dollars (\$14,833.33) on April 14, 1984 and on April 14, 1985 and Fourteen Thousand Eight Hundred Thirty-Three and 34/100 Dollars (\$14,833.34) on April 14, 1986. Maker reserves the right to anticipate and pay off any balance due hereunder at any time prior to maturity without penalty with interest thereon from March 14, 1983 at the rate of ten (10%) per centum per annum, to be paid: Annually

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:

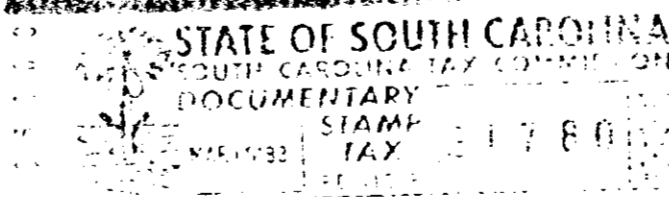
those
"ALL ~~the~~ certain pieces, parcels or lots of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, situate on the southeastern side of Industrial Drive, as shown on a Plat entitled Pleasantburg Industrial Park, made by Piedmont Engineering Service, Greenville, South Carolina, dated January, 1962, and the latest revision being August, 1971, recorded in the R.M.C. Office for Greenville County, in Plat Book 4-J, at page 173, and said lot having, according to said Plat, the following metes and bounds, to-wit:

BEGINNING at a point at joint front corner of property of Griffin and Walter W. Goldsmith, et al. (or formerly), on the southeasterly side of Industrial Drive and running thence along Industrial Drive N. 14-55-00 E. 119.99 feet to an old iron pin; thence N. 65-37-42 E. 75.40 feet to an old iron pin; thence S. 78-21-36 E. 115.98 feet to a new iron pin; thence S. 29-14-25 E. 35.45 feet to an old iron pin on the west boundary of Sullivan Hardware Company property (or formerly); thence along said boundary S. 14-30-15 W. 148.64 feet to an old iron pin at joint rear corner of Walter W. Goldsmith et al. (or formerly) property; thence along the north boundary of the said Goldsmith property, N. 75-09-41 W. 199.93 feet to an old iron pin on the easterly side of Industrial Drive at the point of beginning, said tract being shown as Lot 1, Block 3 at page 258 of the Greenville County Block Book.

ALSO:

BEGINNING at a point at the joint front corner of instant property and property designated as Goldsmith and Griffin, and running thence along Industrial Drive N. 14-55 E. 40 feet more or less to a point on Industrial Drive; thence following the curve of Industrial Drive, the chord of which is N. 65-41 E. 75.6 feet to a point on Industrial Drive; thence continuing with Industrial Drive S. 78-47 E. 116.1 feet to a point on Industrial Drive; thence continuing with the curve of said Industrial Drive, the chord of which is S. 28-48 E. 35.5 feet to a point at the joint corner of instant property and property designated as Sullivan Hardware; thence running along the joint line of Sullivan Hardware and instant property S. 14-55 W. 68.3 feet to a point; thence running N. 75-05 E. 200 feet to the point of beginning.

The abovedescribed property is part of the same conveyed to the Grantor by deed of E. Inman, Master, dated August 20, 1951 and recorded September, 1951 in Deed Volume 442 at page 520, by deed of R. M. Caine, dated April 27, 1972, recorded April 28, 1972 in Deed Volume 942 at page 175 and by deed of Walter W. Goldsmith, dated April 29, 1976, recorded May 13, 1976 in Deed Volume 1036 at page 248.



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 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.

0901

4328 RV-21