

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
MORTGAGE OF REAL ESTATE
(CORPORATION)

AUG 22 4 57 PM '83 TO ALL WHOM THESE PRESENTS MAY CONCERN:

DONNA SLEY

WHEREAS, THE W-L MOLDING COMPANY OF SO. CAROLINA, 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

L. REEVES DABNEY

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, in the sum of One Hundred Nine Thousand and No/100----- Dollars (\$ 109,000.00) 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 from date at the rate of two live per centum per annum, 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 certain piece, parcel or tract of land, together with all improvements thereon, situate, lying and being in the County of Greenville, State of South Carolina, on the Northwest side of South Carolina Highway No. 14, containing 1.90 acres, more or less, as shown on survey entitled "Survey for L. Reeves Dabney, et al", dated January 26, 1978, prepared by W. R. Williams, Jr., Engineer and Surveyor, recorded in the RMC Office for Greenville County, S. C. in Plat Book 6-J, at Page 83, and having, according to said survey, the following metes and bounds:

BEGINNING at an old iron pin on the Northwest side of South Carolina Highway No. 14, at the joint corner of the within described tract and property now or formerly of Michelin Market Survey Corporation, and running thence, S. 36-46 W. 3.79 feet to a point; thence S. 39-48 W. 99.5 feet to a point; thence S. 40-45 W. 99.6 feet to a point; thence S. 41-15 W. 99.7 feet to a point; thence S. 41-37 W. 85.05 feet to an iron pin; thence, leaving said Highway and running thence, N. 49-34 W. 197.37 feet to an iron pin; thence N. 40-24 W. 25.26 feet to an iron pin; thence N. 41-26 E. 355.1 feet to an iron pin in the line of property now or formerly of Michelin Market Survey Corporation; thence, along line of said property, S. 56-07 E. 219.91 feet to an old iron pin on the Northwest side of South Carolina Highway No. 14, the point and place of beginning.

This is the same property conveyed to the Mortgagor herein by deed of L. Reeves Dabney, dated August 22, 1983, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1199, at Page 247, on August 22, 1983.

400 3 55761A01

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

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 who may ever lawfully claiming the same or any part thereof.

B 5 1 0

12 AM 8 28 PM