

26 W. Avondale Drive, Greenville, SC 29609
MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

FILED
GREENVILLE, S.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN
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JAN 20 9 53 AM '84
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WHEREAS, J. E. Childress

(hereinafter referred to as Mortgagor) is well and truly indebted unto Paul B. Costner, Jr.

(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-six Thousand Dollars (\$ 26,000.00) due and payable

with interest thereon from even date at the rate of per note per centum per annum, to be paid: as per 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:

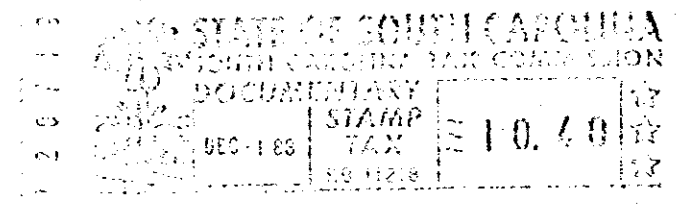
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville

ALL that certain piece, parcel, or tract of land being shown and designated as 8.36 acres on plat of Maple Creek Industrial Park as prepared by Freeland and Associates dated February 8, 1982, less 1.48 acres previously conveyed to James E. Dodenhoff, Jr. by deed recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1204, Page 807, on ~~December 20~~ ^{January 20}, 1984, the remaining 6.88 acres having the following metes and bounds according to said plat of February 8, 1982:

BEGINNING at an iron pin on Maple Creek Circle approximately 513.52 feet from the intersection of Maple Creek Circle with West Butler Road and running thence S 85-04 W 409.18 feet along the line of the property heretofore conveyed to James E. Dodenhoff, Jr.; thence continuing with said Dodenhoff line S 60-16 W 111.85 feet to an iron pin and N 21-31 E 55.38 feet to an iron pin in the line of the property of Conestee Park; thence with the common line of Conestee Park N 68-30 W 414.44 feet to an iron pin in property now or formerly owned by Young; thence with the common line of Young N 44-41 E 616.9 feet to an iron pin; thence N 61-40 E 119.9 feet to an iron pin; thence along the line of property now or formerly owned by Childress S 32-50 E 179.6 feet to an iron pin; thence turning and continuing with a common line of said Childress property N 72-27 E 73.5 feet and N 77-36 E 100 feet to an iron pin in a cul-de-sac of Maple Creek Circle; thence with the curve of said cul-de-sac, the traverse of which is S 29-30 E 73 feet to an iron pin; thence along Maple Creek Circle S 12-30 E 365.48 feet to an iron pin being the point of beginning.

DERIVATION: This being the same property conveyed to Mortgagor herein by deed of Mortgagee as recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1204, Page 809, on ~~December 20~~ ^{January 20}, 1984.

It is understood that the interest of Mortgagor in the above described property is a one-third (1/3) undivided interest.



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

