

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

VOL 1009 PAGE 510

FILED
GREENVILLE S.C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Victor R. Selenow and Susan H. Selenow

(hereinafter referred to as Mortgagor) is well and truly indebted unto Ron Griffin Enterprises Pension Plan

(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 Thirty Thousand and no/100-----
Dollars \$ 30,000.00 due and payable

as per the terms of the note dated June 25, 1984, incorporated herein by reference

with interest thereon from date at the rate of 12.5 per centum per annum, to be paid: monthly

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

ALL that certain piece, parcel or lot of land, with improvements thereon, lying, situate and being in the County of Greenville, State of South Carolina, being shown and designated as Lot 1 and a part of Lot 3 on plat entitled "Property of Jo H. Griffin & Victor R. Selenow & Susan H. Selenow", said plat being unrecorded and having, according to said plat, the following metes and bounds, to-wit:

AS TO LOT 1:

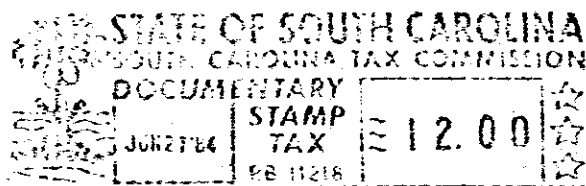
BEGINNING at a nail and cap on the northeastern side of Geer Highway (U.S. Highway 276) at the intersection of Geer Highway and McElhanney Road and running thence N. 42-27 E. 43.1 feet to a nail and cap; thence N. 68-27 E. 63.0 feet to a nail and cap; thence S. 47-20 E. 5 feet to a nail and cap; thence S. 42-40 W. 99.65 feet to an iron pin; thence with Geer Highway N. 47-41 W. 32.2 feet to a nail and cap, the point of BEGINNING.

AS TO PART OF LOT 3:

BEGINNING at an iron pin on the northeastern side of Geer Highway (U. S. Hwy. 276) approximately 66.2 feet from the intersection of Geer Highway and McElhenny Road and running thence N. 42-40 E. 72 feet to an iron pin; thence S. 2-30 E. 36.65 feet to an iron pin; thence S. 42-40 W. 46 feet to a nail and cap; thence N. 47-41 W. 26 feet to an iron pin, the point of BEGINNING.

THIS being the same property conveyed to the Mortgagor by deed of the Mortgagee as recorded in the RMC Office for Greenville County in Deed Book 1215 at Page 782, on June 27, 1984.

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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 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 whomsoever lawfully claiming the same or any part thereof.

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