STATE OF SOUTH CAROLINA COUNTY OF Greenville

MORTGAGE OF REAL ESTATE TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Don J. Bargeron

(hereinafter referred to as Mortgagor) is well and truly indebted unto Hendricks Builders Center, Inc., P.O. Box 278, Simpsonville, South Carolina

(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 Seven Thousand Eight Hundred Ten and 29/100 ---

Dollars (\$ 7,810.29 ) due and payable

February 6, 1985

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## ADMINISTRATION OF THE STATE OF

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 Mortgagor at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.60) to the Mortgagor in hand well and truly paid by the Mortgagoe 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 Mortgagoe, its successors and assigns:

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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, lying and being on the western side of Fairview Road and being shown as a five acre tract on a plat entitled "Property of Jack Charles Waldrop and Susan I. Waldrop", said plat being recorded in the R. M. C. Office for Greenville County, South Carolina in Plat Book 5-M at Page 37, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Fairview Road, joint corner of the within described property and that now or formerly of M. R. Myers, and running thence N. 86-59 W., 451.8 feet to an iron pin; thence S. 61-17 W., 242.3 feet to an iron pin; thence N. 56.25 W., 210.6 feet; thence N. 05-30 E., 229.3 feet; thence S. 89-45 E., 841 feet to an iron pin on the western side of Fairview Road; thence with said road, S. 05-04 W., 181.3 feet to an iron pin; thence S. 05-51 W., 68.7 feet to the point of beginning.

This being the same property conveyed to the mortgagor herein by Jack C. Waldrop dated April 6, 1983 and recorded in Deed Book 1186 at Page 714.

This being a fourth cortgage being junior in lien to that certain first cortgage given to Collateral Investment Company by Jack C. Waldrop and Susan I. Waldrop and recorded in the R. M. C. Office for Greenville County on May 27, 1975 in Mortgage Book 1340 at Page 126, securing the original principal amount of \$17,500.00; also junior to that second cortgage given to Susan I. Waldrop by Jack C. Waldrop and recorded in the R. M. C. Office for Greenville County on November 16, 1982, in Mortgage Book 1598 at Page 143 securing the original principal amount of \$12,100.00; also junior to that third mortgage given to Jack C. Waldrop by Don J. Bargeron and recorded in the R. M. C. Office for Greenville County in April 20, 1983 in Mortgage Book 1602 at Page 776 securing the original principal amount of \$14,940.00.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX
RB HISTER
RB HISTER
STATE OF SOUTH CAROLINA
COMMISSION
RB HISTER
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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 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 In I 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 Mortgagoe, its heirs, successors and assigns, forever.

The Mortgagor covenants trust it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and its 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 Mortgagoe forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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