

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE  
(CORPORATION)

SEP 20 2 16 PM '84  
DONNIE B. WALKERSLEY  
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Golden Strip Child Care, 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

Vance B. Drawdy and David B. Ward

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, in the sum of: Fifteen Thousand (\$15,000.00)----- Dollars (\$15,000.00) 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 \_\_\_\_\_ 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:

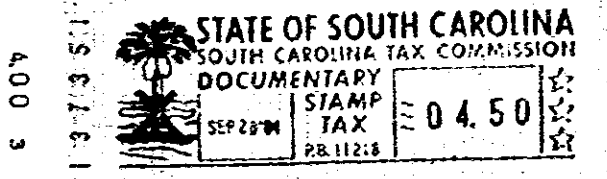
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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 lot of land situate, lying and being in the State of South Carolina, County of Greenville, in the City of Simpsonville, on the southern side of Georgia Road, being shown and designated as Lot No. 6 on plat of Simpsonville Acres, made by J. C. Hill, dated May 12, 1958, recorded in the RMC Office for Greenville County, South Carolina in Plat Book KK at page 159, reference to which is hereby made for a more complete description by metes and bounds.

This is the same property conveyed to the mortgagor herein by deed of Propertunities, Ltd., Inc. dated December 7, 1983 and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1202 at page 238 on the 12th day of December, 1983.

This mortgage is junior in priority to that certain mortgage heretofore given by Golden Strip Child Care, Inc. to Laurens Federal Savings & Loan Association in the original amount of \$15,100.00 recorded in the RMC Office for Greenville County, S. C. in Mortgage Book 1295 at page 371 on June 22, 1973 and further is junior in priority to that certain mortgage given by Golden Strip Child Care, Inc. to Propertunities, Ltd., Inc. in the original amount of \$16,405.71 recorded in the RMC Office for Greenville County, S. C. in Mortgage Book 1639 at page 337 on the 12th day of December, 1983.

This mortgage is further junior in priority to that certain mortgage heretofore given by Golden Strip Child Care, Inc. to B & F Properties, A South Carolina General Partnership in the principal sum of \$50,000.00 dated December 14, 1983 and recorded in the RMC Office for Greenville County in Mortgage Book 1640 at page 139.



Together with all and singular rights, members, herditaments, 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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