

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

VOL 1685 PAGE 379

FILED IN S.C.
TO ALL WHOM THESE PRESENTS MAY CONCERN:
OCT 17 2 50 PM '84
DORR

WHEREAS, "THE BIG PARTNERS", a South Carolina partnership

(hereinafter referred to as Mortgagor) is well and truly indebted unto News Piedmont Employees Credit Union

(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

Ninety Two Thousand Two Hundred Twenty Five and no/100 Dollars (\$92,225.00) due and payable

in 180 equal monthly installments in the amount of \$1,167.25 per/month; commencing on November 10, 1984.

with interest thereon from 10-10-84 at the rate of 13.00% per centum per annum, to be paid: 10-10-1999.

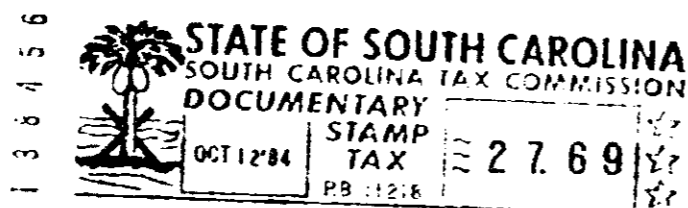
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, being situated on the south side of East Tallulah Drive, and being more particularly described according to Survey and Plat of Carolina Surveying Company, dated October 5, 1984, and recorded in Plat Book // - A at Page / records of the RMC Office for Greenville County, South Carolina, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of said drive, which iron pin is 510 feet Eastward from the southeast corner of said Drive and Augusta Road; thence with said Drive N. 74-30 E. 72.4 feet to an old iron pin; thence with property now or formerly of Carobel C. Martin S. 25-40 E. 127.6 feet to an iron pin; thence S. 65-14 W. 68.3 feet to an iron pin; thence with property of Corinee Tidwell N. 26-52 W. 139.3 feet to the point and place of beginning.

This being a portion of the same property conveyed unto the Mortgagor herein by deed of Elizabeth T. Elmgren, as Executrix of the Estate of Annie Donkle Talley, dated October 19, 1983, and recorded on the same date in the RMC Office for Greenville County, South Carolina, in Deed Book 1198 at page 638.



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 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.

GREENVILLE OFFICE SUPPLY CO. INC.

2001204 1100

27328 RV 27