

1688-159

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

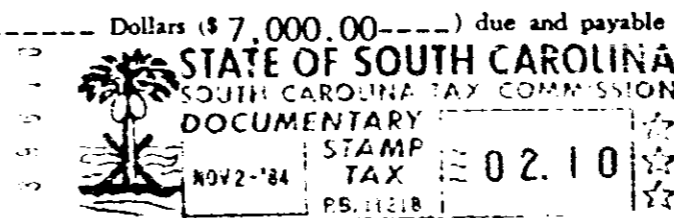
Mortgagee's Address: P. O. Box 2464  
Greenville, S. C. 29602

WHEREAS, Thomas Jefferson Warwick, III

(hereinafter referred to as Mortgagor) is well and truly indebted unto Three "S" Enterprises, a S. C. General Partnership

(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 and no/100 -----

as set out in promissory note of even date herewith,



with interest thereon from

at the rate of twelve (12%) per annum, to be paid: quarterly.

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 unimprovements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, near Sylvan Way, and on the eastern side of Saluda Lake, being shown and designated as a 0.34 acre tract of land on a plat entitled "Survey for Jeff Warwick Near Saluda Dam Greenville Co. South Carolina", prepared by W. R. Williams, Jr., Engineer/ Surveyor, dated October 22, 1984, said plat being recorded in the RMC Office for Greenville County, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at the southernmost corner of said lot, joint corner of property now or formerly of Three "S" Enterprises and Saluda Lake, and running N. 40-31 W. 132.7' to a point; thence running No. 19-09 E. 18.1' to a point; thence running N. 57-27 E. 100.0' to a point; thence turning and running S. 31-45 E. 71.1' to a point; thence running S. 31-39 E. 71.1' to joint corner of property now or formerly of Warwick, property now or formerly of McGee, and property now or formerly of Three "S" Enterprises; thence turning and running along property now or formerly of Three "S" Enterprises, S. 57-10 W. 93.7' to the point and place of beginning.

This being the same property conveyed to Mortgagor herein by deed of Three "S" Enterprises, a S. C. General Partnership, recorded in the Greenville County RMC Office in Deed Book 1225 at Page 509, on Nov 2, 1984.

ALSO:

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, on the western side of Sylvan Drive, being shown and designated as Lot No. 8, a 0.35 acre tract of land on a plat entitled "Survey for Jeff Warwick Near Saluda Dam Greenville Co. South Carolina", prepared by W. R. Williams, Jr., Engineer/Surveyor, dated October 22, 1984, said plat being recorded in the RMC Office for Greenville County, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at the northeastern corner of said lot, joint corner of Sylvan Way and property now or formerly of Cole; thence running along Sylvan Way S. 23-54 W. 78.8'; to corner of Sylvan Way and Lot No. 7; thence continuing along Lot No. 7, S. 58-40 W. 237.6' to a point; thence turning and running N. 30-33 W. 66.3' to a point; thence running along property now or formerly of Cole, N. 62-43 E. 302.2' to the point and place of beginning.

This being the same property conveyed to Mortgagor herein by deed of Three "S" Enterprises, a S. C. General Partnership, recorded in the Greenville County RMC Office in Deed Book 1225 at Page 509, on Nov. 2, 1984.

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.

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