

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

VOL 1691 PAGE 481

FILED
GREENVILLE CO. S.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN

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DONNIE S. JANKERSLEY
R.M.C.

WHEREAS, Jo Mar Properties, a South Carolina General Partnership,
(hereinafter referred to as Mortgagor) is well and truly indebted unto Melvin Coker and L. Alfred Vaughn,

(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 Seventy-Nine Thousand and No/100-----
-----Dollars (\$79,000.00) due and payable
in equal consecutive monthly installments of One Thousand Two Hundred Eighty-three and 98/100 (\$1,283.98) Dollars, commencing 26 December 1984, and continuing on the 26th day of each consecutive month thereafter for ninety-five (95) consecutive months,

with interest thereon from _____ date _____ at the rate of twelve per centum per annum, to be paid: with each installment as provided in said Note.

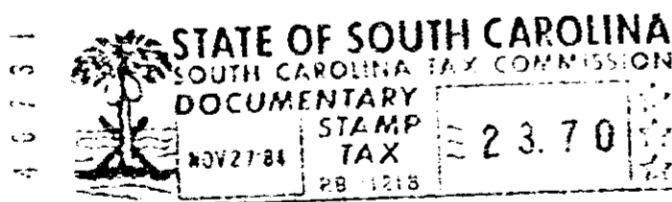
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, located on the southwestern corner of U. S. Highway 276 and Georgia Road (S. C. Rt. 272) and having, according to a plat of Mobil Oil Corporation dated June 29, 1972, by C. L. Samples, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Georgia Road (S. C. Rt. 272), joint front corner of other property now or formerly of Mobil Oil Corporation, and running thence with Georgia Road (S. C. Rt. 272), S. 89° 46'00" E. 175 feet to an iron pin; thence S. 51° 21'00" E. 160.90 feet to an iron pin; thence S. 37° 30'00" E. 14.10 feet to an iron pin; thence S. 65° 02'00" W. 150 feet to an iron pin; thence N. 89° 46'00" W. 175 feet to an iron pin; thence N. 0° 35'00" E. 175 feet to an iron pin, the point of beginning.

This is the same property conveyed to Mortgagor herein by deed of Melvin Coker and L. Alfred Vaughn, of even date, recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1277 at Page 286, on 27th November 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.

GREENVILLE OFFICE SUPPLY CO. INC.

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