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BOOK 77 PAGE 855

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
MORTGAGE OF REAL ESTATE
BY A CORPORATION

FILED
CO. S. C.
28 APR 1 1976
RECORDED

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, MODEL HOMES, INC., a corporation chartered under the laws of the State of South Carolina (hereinafter referred to as Mortgagor) is the owner of the property hereinafter described having acquired the same by deed dated November 10, 1952, recorded in the RMC Office for Greenville County, South Carolina in Deed Book 466, Page 353; and having agreed to secure the debts hereinafter described by the granting of this mortgage; and

WHEREAS, Pat-Chem, Inc. is well and truly indebted unto E. E. OELAND AND JAMES S. SIMPSON, JR. (hereinafter referred to as Mortgagee) in the total sum of ONE HUNDRED ONE THOUSAND, EIGHT HUNDRED THIRTY-ONE AND 34/100 DOLLARS (\$101,831.34) as evidenced by the promissory notes of the said Pat Chem, Inc. of even date herewith to the said E. E. Oeland and James S. Simpson, Jr. respectively, each in the amount of \$50,915.67; each providing for monthly installments of principal and interest with the balance of the indebtedness, if not sooner paid, due and payable on December 1, 1981; each providing for interest from date at the rate and payable in the manner set forth therein; the terms of which promissory notes being incorporated herein by reference; 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

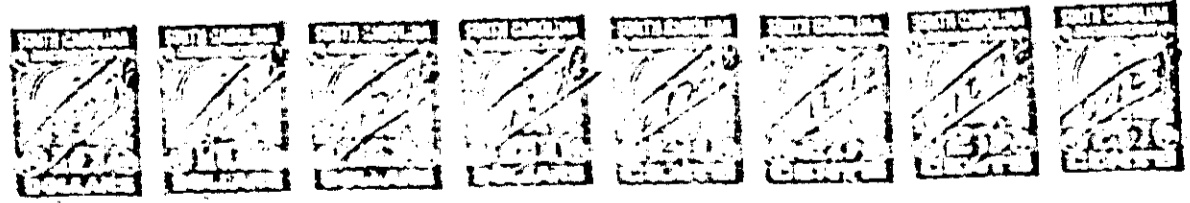
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, the Mortgagee's heirs, successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being near the City of Greenville, in the County of Greenville, State of South Carolina, situate on the southeasterly side of the original single track railroad of Atlanta and Charlotte Airline Railway (now used for a spur track by the Southern Railway Company) and on the southwestern side of the Worley Road, having, according to a plat thereof made by Dalton & Neves, Engineers, March 26, 1953, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of the Worley Road, which iron pin is 471.5 feet in a northwestern direction from the intersection of said Worley Road and Rutherford Road and at the joint corner of the property of Model Homes, Inc. and the property of W. H. Balentine, and running thence along the line of property of W. H. Balentine, S. 39-59 W. 100 feet to an iron pin; thence continuing with the line of the property of W. H. Balentine, S. 42-26 W. 100 feet to an iron pin at the corner of property belonging to Southern Railway Company; thence along the line of the property of Southern Railway Company, N. 43-40 E. 77 feet to an iron pin, which iron pin is 23

JUN 22 1976

Witness:
James Full
James S. Simpson, Jr.
E. E. Oeland
Dec 15, 1981
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