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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DONNIE S. TANNERSLEY
R.H.C.

BOOK 85 PAGE 927

BOOK 1399 PAGE 962

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Hill's Enterprises, a partnership,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Childrens Co., Inc., 28 Howe Street, Greenville, S. C. 29601

(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

Ten Thousand Eight Hundred and no/100ths - - - Dollars (\$10,800.00) due and payable

as provided in a promissory note of even date herewith with a final due date fifteen years after the date hereof,

as provided in said note

with interest thereon from date of recording to be paid

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 situated in the County of Greenville, State of South Carolina on the southern side of Prancer Avenue, in the City of Greenville, being shown as Lot No. 308 on plat of Pleasant Valley, recorded in Plat Book P at page 92 and described as follows:

BEGINNING at a stake on the southern side of Prancer Avenue, 420 feet east from Panama Avenue, at corner of Lot No. 307, and running thence with the line of said lot S. 0-08 E. 160 feet to a stake; thence N. 89-52 E. 60 feet to a stake at corner of Lot No. 309; thence with the line of said Lot N. 0-08 W. 160 feet to a stake on Prancer Avenue; thence with the southern side of Prancer Avenue, S. 89-52 W. 60 feet to the beginning corner.

The above described property is the same conveyed to the Mortgagor herein by the Mortgagee herein by deed of even date to be recorded simultaneously herewith.

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FILED
GREENVILLE CO. S.C.
MAY 23 4 51 PM '84
DONNIE S. TANNERSLEY
R.H.C.

Witness: *Donnie S. Tannersley*
Pres. Childrens Co. Inc.
Witness: *Robert*

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX
04.32
MAY 23 1984

Together with all and singular rights, members, hereditaments, 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 chambers and water closets attached thereto.