MORTGAGE OF REAL ESTATE

BOOK 1532 PAGE 680

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OCT 7 1 58 PM '82
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, JAMES P. BROCKMAN

(hereinafter referred to as Mortgagor) is well and truly indebted unto CLARA B. HOLTZCLAW

(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

Twenty-Two Thousand and NO/100 ($22,000.00)---------- Dollars ($22,000.00) due and payable

$500.00 each three months BEGINNING January 5, 1983, and continuing each quarter thereafter at $500.00, with interest on the unpaid balance to be paid on January 5, of each year at 12% per annum, until paid in full.

~~with interest thereon from~~

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, containing 19 acres, according to a plat by Charles K. Dunn, et. al., dated September 19, 1977, and having according to said plat the following metes and bounds to-wit:

BEGINNING on a Dirt Road 535 feet from the corner of U.S. Highway 25, at an old iron pin at the joint corner of property of Leroy Cannon, et. al., and subject property and running thence with said property, S. 46-00 W. 549.8 feet to an iron pin; thence still with said property, S. 65-32 E. 145.2 feet; thence with property of the Grantor, S. 24-28 W. 435.28 feet; thence with Valleybrook Subdivision, N. 65-32 W. 873.22 feet; thence N. 11-37 W. 48 feet to the corner of Clay and Hammons property; thence with Hammons Property, N. 88-21 E. 164.35 feet to an iron pin; thence N. 11-34 W. 251.58 feet to an iron pin; thence S. 88-26 W. 159.4 feet to an iron pin; thence N. 18-02 W. 47 feet to Pine Drive; thence along Pine Drive, N. 12-28 E. 218.84 feet to an iron pin; thence N. 10-26 E. 226.44 feet to an iron pin at the corner of Pine Drive and a Dirt Road; thence S. 76-15 E. 1255.86 feet to the BEGINNING corner.

This being the same property conveyed by deed from Clara B. Holtzclaw unto James P. Brockman, by deed recorded in the R.M.C. Office for Greenville County, S. C. in Deed Book 1066 at page 318, recorded October 6, 1977.

GCTO 2432 039

DOCUMENTARY STAMP TAX 18.80

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.