STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

FILED GREENVILLE CO MONTGAGE OF REAL ESTATE JUL 14 2 157 AP DWH3M THESE PRESENTS MAY CONCERN: DONNIE S. TANKERSLEY R.H.C.

WHEREAS,

Alvin H. Rice and M. Dewayne Rice

(hereinafter referred to as Mortgagor) is well and truly indebted unto W. H. Rice, Route 1, Box 150, Simpsonville, S. C. 29681

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated Two Hundred Seventeen Thousand Five Hundred and No/100---- Dollars (\$ 217,500.00) due and payable

in accordance with said promissory note;

with interest thereon from

at the rate of seven (7%)

per centum per annum, to be paid: monthly

WHEREAS, the Mortgagor may bereafter 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-

RUK SPOSSOR CLICKLY BUILDING

ALL that piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 4 of MAULDIN DOWNS as shown on a plat thereof prepared by Schumacher Engineering Service dated March 20, 1978, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 6-Y, at page 96, reference to which is hereby made for a more complete description by metes and bounds.

This is the same property conveyed to the Mortgagors by Mauldin Downs, Ltd., a South Carolina Limited Partnership, by deed recorded in the RMC. Office for Greenville County, South Carolina, in Deed Book 1095, at page 350.

> STATE OF SOUTH CAROLINA destroum carouna tax commission STAMP E 8 7.00 (12) (11) (12) (13) Till (13) (13)

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 useal household furniture, be considered a part of the real estate.

GREENVILLE OFFICE SUPPLY CO. INC.

[🔆] 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 heireinabove 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.