MORTCACE OF REAL ESTATE-Mann, Foster, Astriber & Brissey, Attorneys at Law, Justice Building, Greenville, S. C. GREENVILLE CO. S. C. SCHOOK II & B PAGE 485

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

JAN 20 2 CH PH 'MORTGAGE OF REAL ESTATE OLLIE FARNS WORTH

CLAYTON TILE & DISTRIBUTING CO., INC.,

(hereinafter referred to as Mortgagor) is well and truly indebted unto ROBERT M. GILLESPIE.

(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

Five Thousand and No/100------ Dollars (\$5,000.00) due and payable annually, in three equal payments of approximately \$1,666.66 each, together with accrued inter est, with the first payment due thereon one (1) year from date,

with interest thereon from

date

at the rate of eight '(8%) per centum per annum, to be paid: annually.

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 scaling 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:

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All of "that piece, parcel or tract of land with all of the improvements thereon, situate, lying and being in the County of Greenville, State of South Carolina, on the Woodruff Road. consisting of approximately 2.28 acres, and shown on a plat of the Property of Ethel J. Wright, dated February 7, 1964, by C. O. Riddle, L.S., recorded February 21, 1964, in the R.M.C. Office for Greenville County in Plat Book "FFF," at Page 51, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Woodruff Road at the joint front corner of property owned by Billy L. Wright and the property described herein and running thence along the line of property owned by Billy L. Wright N 24-30 W, 413.9 feet to an iron pin; thence along the line of property owned by Southern Cross Corporation N 75-47 E, 280.6 feet to an iron pin; thence S.14-37 E, 407 feet to an iron pin on the northern side of Woodruff Road; thence along the northern side of Woodruff Road S 75-47 W, 209.6 feet to an iron pin at the beginning corner.

This mortgage is junior in lien to that certain mortgage held by Reliance Federal Savings & Loan Association of New York, dated July 24, 1967, in the current sum of \$19,120.35, recorded in the R.M.C. Office for Greenville County in Mortgage Book 1064 at Page 432.

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 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.