

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

FILED

GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE

BOOK 1243 PAGE 585

AUG 4 10 57 AM '72 TO ALL WHOM THESE PRESENTS MAY CONCERN:

ELIZABETH RIDDLE

R.M.C.

WHEREAS, LINDA ELLEN WILHELM

(hereinafter referred to as Mortgagor) is well and truly indebted unto RUNION MANUFACTURING COMPANY, INC.

(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 One Hundred Twenty-Nine Thousand Five Hundred and no/100 ----- Dollars (\$ 129,500.00 ) due and payable in the manner provided in the promissory note.

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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 7.38 acres, more or less and having, according to a plat thereof by John A. Simmons, R.L.S., dated June 14, 1971, captioned Property of Carolina Sue, Inc., recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book 4K, Page 83, the following metes and bounds, to-wit:

BEGINNING at an old iron pin at the southwest intersection of Fairview Road and Dill Avenue, and running thence with the western side of Dill Avenue, S 31-17 E 238 feet to an old iron pin; thence with the line of property of Landrum Vaughn Estate, S 22-41 E 410.2 feet to an old iron pin; thence with the line of property of Landrum Vaughn Estate and C. E. Runion, S 76-26 W 623.1 feet to an old iron pin; thence with the line of C. E. Runion, N 12-41 W 491.4 feet to an old iron pin in the southern side of Fairview Road; thence with the southern side of Fairview Road, N 60-03 E 498.3 feet to the point of beginning.

This is a substitute of the original purchase money mortgage and is to be considered as a purchase money mortgage.

Together with all and singular rights, members, herditaments, 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, 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.