

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DEBBIE S. PARKER
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, DOC GREEN'S AUTO PARTS, INC.

(hereinafter referred to as Mortgagor) is well and truly indebted unto BANK OF TRAVELERS REST

(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

FIFTY THOUSAND AND NO/100-----Dollars (\$ 50,000.00) due and payable In Equal monthly installments of Six Hundred Nineteen and 93/100 (\$619.93) Dollars beginning Sixty (60) days from closing and continuing on the same day of each month until paid in full. Payments to be applied first to interest and then to principal.

with interest thereon from at the rate of 8 1/2 per centum per annum, to be paid: AS SET OUT ABOVE.

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

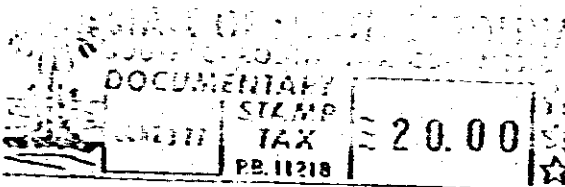
ALL that lot of land in Greenville County, State of South Carolina, in Bates Township, on the Southeast side of Hendersonville Highway, about one mile North of Travelers Rest, and being known as the Cosy Cabin property, containing 64/100 of an acre, more or less, and having the following metes and bounds, to-wit:

BEGINNING at a stake on the Southeast side of the Hendersonville Highway, corner of lands now or formerly owned by T. H. Peterson, and running thence S. 42-15 E. 86.9 feet, more or less, to a stake; thence in a Southerly direction 62 feet, more or less, to a stake; thence S. 53-30 W. 162.64 feet to a stake in line of property now or formerly owned by Paul Willis; thence with the line of said property, N. 40-30 W. 141 feet, more or less, to a stake on the Hendersonville Highway; thence with the Southeast side of said Highway, N. 53-25 E. 201 feet, more or less, to the beginning corner. LESS however, all that property conveyed in Deed Book 897, Page 422 and Deed Book 922, at Page 362. The property is shown as Block Book 497-5-6

ALSO: ALL that lot of land in Bates Township, Greenville County, State of South Carolina, on the southeastern side of U. S. Highway No. 25 Alternate, in the Town of Travelers Rest, and according to a survey made by Terry T. Dill on July 10, 1962, it is described as follows:

BEGINNING at an iron pin on the Southeastern side of U. S. Highway No. 25 Alternate at corner of property of John J. White and running thence with the Southeastern side of said highway N. 53-25 E. 70.6 feet to an iron pin at the corner of the other property of the grantors; thence with the line of said property S. 36-16 E. 143.5 feet to an iron pin in line of property of C. Hawkins; thence with the line of said property S. 51-47 W. 55.3 feet to an iron pin at the corner of property of John J. White; thence with the line of said property N. 42-13 W. 145.9 feet to the beginning corner.

Derivation: Deed Book 1059, Page 42, - 6-23-77. from Corine H. Green



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 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.

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