

MORTGAGEE'S ADDRESS:
Rt. #7, View Mont Dr.
Greenville, S.C. 29609

1430-1211

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

RECORDED
GREENVILLE CO. S.C.

MAR 27 4 46 PM '78
DORRIS S. TANNERSLEY
R.H.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, TVH Enterprises, a Partnership consisting of Wallace E. Turner, Jean Van Slate and James E. Hudson; and Daniel Vestal Lacefield; and Joe V. Lacefield (hereinafter referred to as Mortgagor) is well and truly indebted unto Marie Pace

(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 -----

Forty-Five Thousand Five Hundred Seventeen & ^{50/100} Dollars (\$45,517.50) due and payable

as per the terms of said note;

with interest thereon from _____ date _____ at the rate of SEVEN per centum per annum, to be paid: as per the terms of said note.

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, consisting of 20.23 acres, and lying on the western side of Highway 250 By-Pass, and being a portion of the property shown and designated according to a plat of William Goldsmith and W. C. Walker, recorded in the RMC Office for Greenville County, S.C., in Plat Book F, Page 188, and also shown and designated according to a more recent plat prepared by Clifford C. Jones, dated April 4, 1978, and having, according to the latter plat, the following metes and bounds, to-wit:

BEGINNING at an old iron pin on the western right-of-way of Highway 250 By-Pass, at the southernmost corner of the within tract, and running thence S 84-34 W 1,633 feet to an old iron pin; thence N 46-34 W 267.4 feet to a stone; thence N 45-50 E 862 feet to a point near a large sweet gum tree; thence S 51-33 E 336 feet to an iron pin; thence N 85-45 E 342 feet to a point; thence S 86-53 E 572.9 feet to a point; thence S 86-41 E 304.1 feet to an old iron pin on the western side of Highway 250 By-Pass; thence with the edge of the right-of-way of Highway 250 By-Pass S 35-01 W 485.1 feet to an iron pin, the point of beginning.

This being the identical property conveyed to the mortgagors by deed of the mortgagee, to be executed and recorded of even date herewith.

OCTO --- 1 APR 27 78 1513

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.

4328 RV.2