

Michael O. Hallman, Attorney at Law, 16 Williams Street, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE
(CORPORATION)

3008 1436 00227

JUN 26 1 53 PM '78 TO ALL WHOM THESE PRESENTS MAY CONCERN:

DONNE S. TANKERSLEY
R.M.C.

WHEREAS, DISCOUNT AUTO SUPPLY, INC., a corporation organized and existing under the laws of the State of South Carolina, (hereinafter referred to as Mortgagor) is well and truly indebted unto

M. L. LANFORD, JR.,

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, in the sum of:

Sixty One Thousand and 00/100 ----- Dollars

(\$ 61,000.00) due and payable as provided for under the terms and conditions of said note, which are incorporated herein by reference and made a part hereof as though they set forth herein, with interest thereon from date at the rate of ten per centum per annum, to be paid as provided for in said note; and,

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:

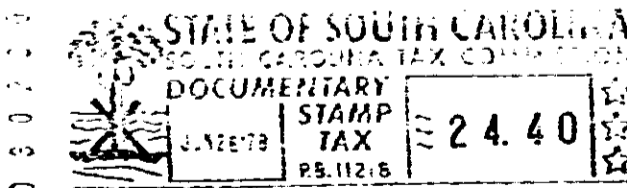
ALL that certain piece, parcel and lot of land with improvements thereon, situate, lying and being in the County of Greenville, State of South Carolina, and being known and designated as a portion of Lot No. 1 as shown on plat of property of "Miss Julia D. Charles" prepared by R. E. Dalton, Engineer, dated July, 1920 and recorded in the R.M.C. Office for Greenville County in Plat Book E at Page 259, said portion of Lot No. 1 being more particularly described according to plat of "Property of H. W. Brockman and W. R. Scarborough" prepared by C. O. Riddle, R.L.S., dated March, 1955, recorded in the R.M.C. Office for Greenville County, S. C. in Plat Book Y at Page 62, with said portion of Lot No. 1 being described according to said plat as follows:

BEGINNING at an iron pin at the northwestern corner of the intersection of Easley Bridge Road and Georgia Avenue and running thence with the western side of Georgia Avenue, N. 09-30 W. 100 feet to an iron pin; thence continuing with the western side of Georgia Avenue, N. 09-30 W. 54.4 feet to an iron pin; thence S. 72-00 W. 80 feet to an iron pin in the joint line of Lots 1 and 2; thence with the joint line of Lots 1 and 2, S. 09-40 E. 44.7 feet; thence continuing S. 09-40 E. 111 feet to an iron pin on the northern side of Easley Bridge Road; thence with the northern side of Easley Bridge Road, N. 71-00 E. 80 feet to the point of beginning.

The above described property is the same acquired by the Mortgagor by deed from M. L. Lanford Jr., recorded in the R.M.C. Office for Greenville County, S. C. on June 26, 1978.

The within mortgage is a purchase money mortgage given to secure a portion of the purchase price of the above described property.

Mortgagee's address:
24 Potomac Avenue
Greenville, S. C. 29605



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

0227

JUN 26 1978

4328 RV-2