

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE 13
TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS, It, J. H. M. Enterprises, A Partnership,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Sarah Hammond McKnight

(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 Twenty Thousand and NO/100

Dollars (\$ 20,000.00) due and payable

in monthly payments of \$211.05, to be applied first to interest and balance to principle, with the right to anticipate payment at any time

with interest thereon from date at the rate of 7 1/2 per centum per annum, to be paid monthly

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:

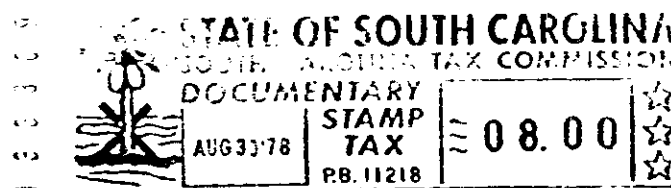
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, on the eastern side of the New Buncombe Road (U. S. Highway 25), near the City of Greenville, being shown as Lot No. 3 on a plat of the property of Elise Ramey, recorded in the R.M.C. Office for Greenville County in Plat Book "II", Page 221, and having the following metes and bounds, to-wit:

BEGINNING at a stake on the eastern side of the New Buncombe Road (U. S. Highway 25) at the corner of property now or formerly owned by Collins and running thence with the line of said property N. 87-18 E. 262.6 feet to a stake on Cherrydale Drive; thence with said Drive N. 3-41 W. 200 feet to a stake at the corner of Lot No. 1; thence with the line of said Lot S. 87-26 W. 173.7 feet to a stake at the corner of Lot No. 2; thence with the line of said Lot S. 3-04 E. 61 feet to a stake; thence S. 82-11 W. 91.3 feet to a stake on the New Buncombe Road (U. S. Highway 25); thence with the eastern side of said Road S. 3-04 E. 131 feet to the BEGINNING corner."

Being the same property conveyed to Mortgagor by Deed of Mortgagee dated August 29, 1978, and recorded in the R.M.C. Office for Greenville County herewith in Deed Book 1086, at Page 299.

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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 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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