

MORTGAGE OF REAL ESTATE—Offices of Love, Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.

GREENVILLE (the address) P.O. Box 3028
305 First Greenville, S.C. 29602

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } R.M.C. MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Threatt Enterprises, Inc.

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto First-Citizens Bank & Trust Company (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 Sixty-eight thousand and No/100ths

----- DOLLARS (\$ 68,000.00),

with interest thereon from date at the rate of ~~XXXXXX~~ ~~XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX~~ ~~XXXXXX~~ 2% over the prime interest rate charged by First-Citizens to its most credit worthy customers. Payments shall be made for six (6) months at the rate of \$1,000.00 per month, to be applied first to interest and then to principal and interest to be due in one final installment six months from date.

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:

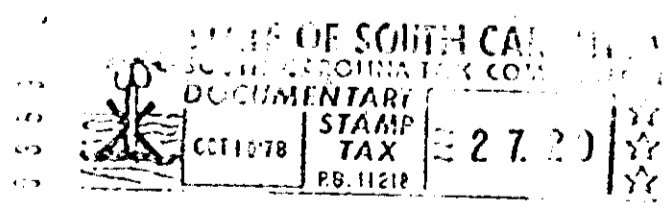
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, n being in Pelham Pointe Subdivision and consisting of one (1) acre adjoining on the south, lands of New South Development Company, on the West by lands of Potter-Shackelford Construction Company, Inc. on the North by other lands of the mortgagor and on the East being bounded by Pointe Circle, and being more fully described as follows:

BEGINNING at an iron pin on the western side of Pointe Circle, said point located 451.9 feet more or less south from Lowndes Hill Road; thence S. 04-38 E. 158.78 feet to an old iron pin; thence S. 61-50 W. 286.46 feet to an iron pin; thence N. 27-28 W. 145.58 feet to an iron pin; thence N. 61-50 E. 330.02 feet to an iron pin at the point of beginning.

DERIVATION: This being a portion of the property conveyed by William D. Gilmore, Jr. and J. Rutledge Lawson unto Pelham Pointe, a Partnership, by Deed dated May 10, 1973 and recorded May 11, 1973 in Deed Book 974 at Page 387 in the RMC Office of the Greenville County Courthouse. On even date herewith, Pelham Pointe, a Partnership conveyed the above property to Threatt Enterprises, Inc.

SC10 0010 78 495



Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

100001

4328 RV-2