

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S.C.  
APR 18 11 44 AM '79  
DONNIE S. TANKERSLEY  
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, The Children's Company, Inc.

(hereinafter referred to as Mortgagor) is well and truly indebted unto First National Bank of South Carolina

(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 FIVE THOUSAND AND NO/100

Dollars (\$ 55,000.00 ) due and payable

as follows: \$750.20 on May 15, 1979 and a like amount on the 15th of each month thereafter until paid in full. (60 months)

with interest thereon from date at the rate of 10.75 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, in or near the City of Greenville, and being more particularly described as Lots Nos. 243, 244, 249, 250 and 251, Section 2, as shown on a plat entitled "Subdivision for Abney Mills, Brandon Plant, Greenville, South Carolina", made by Dalton and Neves, Engineers, Greenville, S.C. February, 1959, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book QQ at Pages 56-59, and having such metes and bounds as appear thereon.

This property is further shown on the Tax Maps of Greenville County on Sheet 121, Block 10 as Lots 2, 3, 9, 10 and 11 and is a portion of the property conveyed to the mortgagor by Deed of Abney Mills recorded June 16, 1978 in Deed Book 1081, Page 440, RMC Office for Greenville County.

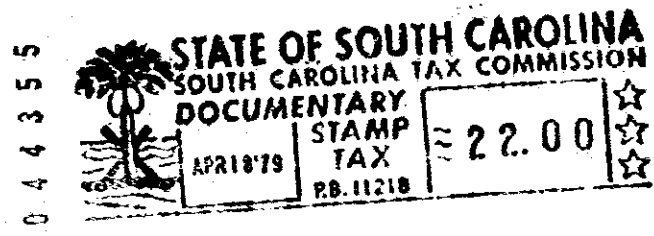
ALSO:

ALL that piece, parcel or lot of land situate, lying and being in the County of Greenville, in the City of Greenville, State of South Carolina, on the northwestern corner of the intersection of Howe Street and University Ridge (formerly Elkins Street-Bradshaw Street) and known and designated as Lot No. 6 on a plat of Property of B.E. Geer, plat of which is recorded in the RMC Office for Greenville County in Plat Book a at Page 535, and according to a more recent survey by R.W. Dalton, has the following metes and bounds, to-wit:

BEGINNING at an iron pin at the northwestern corner of the intersection of Howe Street and University Ridge, and running thence with the northern side of University Ridge, N. 78-53 W., 154 feet to an iron pin; running thence N. 10-19 E., 93 feet to an iron pin in the line of Property now or formerly of Marchbanks; running thence S. 68-11 E., 163.7 feet to an iron pin on the western side of Howe Street; running thence with the western side of said Street, S. 16-21 W., 63.5 feet to an iron pin, point of BEGINNING.

This is the same property conveyed to the mortgagor by Deed of Ruth Neves Hudson recorded January 18, 1978 in Deed Book 1072, Page 123, RMC Office for Greenville County, S.C.

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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 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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