

STATE OF SOUTH CAROLINA
COUNTY OF Greenville
DONNIE S. TANKERSLEY
R.M.C.

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

WHEREAS, GLORIA M. DUSSICH and BEVERLY M. DAVIS

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

JENK'S, INC.

(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

FOUR THOUSAND

Dollars (\$ 4,000.00) due and payable

in monthly installments of \$84.04 over a period of five years, commencing June 1, 1979,

with interest thereon from date at the rate of 9% per centum per annum, to be paid: monthly
Borrowers reserve the right to anticipate in full or in part at any time without penalty

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 Bordeaux Drive, containing 4.08 acres, more or less, being shown and designated as Property of Gloria M. Dussich and Beverly M. Davis on a Plat dated April 12, 1979, prepared by C. O. Riddle, recorded in the RMC Office for Greenville County in Plat Book 7-E, at Page 2, and having, according to said Plat, the following metes and bounds:

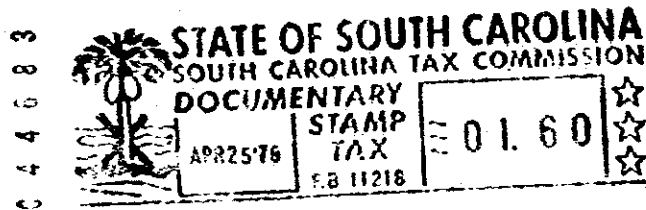
BEGINNING at an iron pin in the center of Bordeaux Drive, and running thence with Bordeaux Drive, the following courses and distances: N 24-35 E, 208 feet to an iron pin; thence N 4-07 E, 100 feet to an iron pin; thence N 7-10 E, 100 feet to an iron pin; thence N 35-11 E, 100 feet to an iron pin; thence N 48-45 E, 100 feet to an iron pin; thence N 25-38 E, 158.9 feet to an iron pin; thence with the line of Property of Jenk's, Inc., S 38-09 E, 302.2 feet to an iron pin adjoining property of John W. and Cathie M. Busbin and a creek; thence with the meanderings of said creek the following courses and distances: S 13-15 W, 168.16 feet to a point; thence S 26-47 W, 86.48 feet to a point; thence S 0-29 E, 110 feet to a point; thence S 5-30 W, 80 feet to an iron pin; thence with the line of Property of Wm. L. and Linda B. Frasher, S 88-32 W, 411 feet to an iron pin on Bordeaux Drive, the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Jenk's, Inc., dated April 24, 1979, to be recorded simultaneously herewith.

THIS IS A PURCHASE MONEY MORTGAGE.

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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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