

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO. S. C.
DEC 26 2 14 PM '79
DORRIS S. TANKERSLEY
R.M.C.

BOOK 1491 PAGE 975

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

WHEREAS, RICHARD LEE ELLICKSON and MARY JANE ELLICKSON are
(hereinafter referred to as Mortgagor) well and truly indebted unto
JERRY D. ONNEN and SHIRLEY S. ONNEN
*World Agriscare Company
90 Bay 59202
Dallas, Texas 75229*
(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are in-
corporated herein by reference, in the sum of Twenty Thousand and No/100
----- Dollars (\$ 20,000.00) due and payable

with interest thereon from date at the rate of 9 1/2 per centum per annum, to be paid:
as per the terms of said note.

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,

ALL that certain piece, parcel or tract of land, situate, lying and being in
the County of Greenville, State of South Carolina, containing 1.37 acres, on
the northeastern side of Putman Road, as shown on plat of Property of Jerry
Onnen, made by Carolina Surveying Co., R. B. Bruce, RLS, dated Dec. 7, 1974,
revised October 14, 1975, and having according to said plat the following
metes and bounds, to-wit:

BEGINNING at an iron pin in the center of Putman Road (formerly Babbtown Road),
160 feet northwest from iron pin in line of property now or formerly of Putman,
and running thence along the center of said Putman Road N21-10W 200 feet to an
iron pin; thence along the line of property of Watson B. Keefe N53-33E 383.9
feet to an iron pin; thence S37-22E 105.8 feet to an iron pin; thence S42-47W
170.7 feet to an iron pin; thence S42-00W 276.1 feet to an iron pin, the point
of beginning.

This is that property conveyed to Mortgagor by deed of Jerry D. Onnen and
Shirley S. Onnen dated and filed concurrently herewith.

This mortgage specifically does not cover that property adjacent to the
mortgaged property herein as conveyed to Mortgagor by deed of H. A. Thackston
dated and filed concurrently herewith.

This is a second mortgage junior to that of United Federal Savings and Loan
Association of Fountain Inn as recorded in the RMC Office for Greenville County,
South Carolina, in Mortgage Book 1491 at page 971.

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STATE OF SOUTH CAROLINA
DOCUMENTARY TAX COMMISSION
STAMP
\$ 00.00
DEC 26 1979

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or apper-
taining, 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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