

MORTGAGE OF REAL ESTATE

mortgagee: P.O. Box 5207  
Greenville, SC 29606

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

CO. S. C.  
JUN 12 1 25 PM '81  
HARRISLEY  
R.M.C.

MORTGAGE OF REAL ESTATE

BOOK 1541 PAGE 27

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, C. SHOOK, INC.

(hereinafter referred to as Mortgagor) is well and truly indebted unto DONALD F. WAGGONER

(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

NINE THOUSAND SEVEN HUNDRED FIFTY & 00/100-----Dollars (\$ 9,750.00 ) due and payable

over a five year period with equal monthly installments of \$207.19 each; first payment due June 1, 1981 and due on the same day of each month thereafter until paid in full; mortgagor to have right of prepayment without penalty; with interest thereon from date at the rate of Ten (10%) 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, being shown and designated as a 1.026 acre lot, on a survey of "Property of C. Shook, Inc.," prepared by Freeland and Associates on May 6, 1981, recorded in Plat Book 80 at pge. 71, in the RMC Office for Greenville County and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the right of way of Batesville Road, approximately 807.0 feet from River Road, and running thence N. 41-39 E., 265.0 feet to an iron pin; thence S. 48-21 E., 176.69 feet to an iron pin; thence S. 45-07 W., 265.49 feet to an iron pin on the right of way for Batesville Road; thence N. 48-21 W., 166.0 feet to the point of BEGINNING.

This is the same property conveyed to the mortgagor by deed of Donald F. Waggoner, to be recorded of even date herewith.

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STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
DOCUMENTARY  
STAMP  
593.82

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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