

Box 1827
Greenville, S.C. 29602

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

FILED
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
JUN 16 10 38 AM '81

REG. 1542 PAGE 706

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: RICK SETZER

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

WHEREAS, the Mortgagor is well and truly indebted unto Walter W. Goldsmith, John P. Ashmore, Jr. and William R. Timmons, Jr. (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 Twenty-Five Thousand Fifty-Two and 35/100ths -----

DOLLARS (\$ 25,052.35),

with interest thereon from date at the rate of 12% per centum per annum, said principal and interest to be repaid:

In four annual installments of principal and interest as specified herein: First payment due April 20, 1983, amount of principal shall be \$10,020.94 with the amount of interest to be \$6,012.39; Second payment due April 20, 1984, amount of principal shall be \$5,010.47 with the amount of interest to be \$1,803.72; Third payment due April 20, 1985, amount of principal to be \$5,010.57 with the amount of interest to be \$1,202.48; Fourth payment due April 20, 1986, amount of principal to be \$5,010.57 with the amount of interest to be \$601.24.

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:

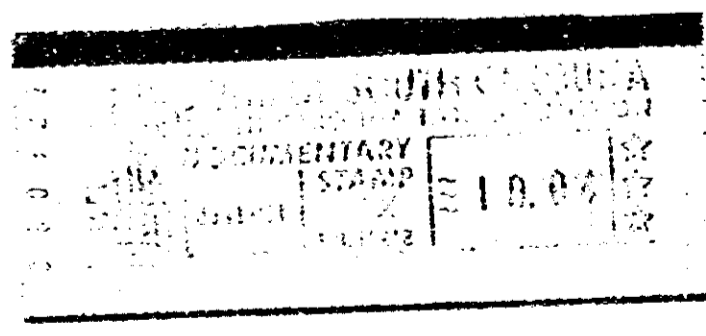
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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 an industrial subdivision known as Haywood Road Industrial Park, with said lot being further known as Lot 7 in said Park and fronting on Airview Drive and being more fully described as follows:

BEGINNING at an iron pin on the western side of Airview Drive at the joint corner of Lots 6 and 7 and running thence along Airview Drive N. 47-15 W., 119.75 feet to an iron pin; thence with the curve of Airview Drive, N. 13-03 W., 55.3 feet to an iron pin at the joint corner of Lots 7 and 8; thence N. 87-35 W., 107 feet to an iron pin; thence along the rear line of Lot 7, S. 1-05 W., 175 feet to an iron pin at the joint rear corner of Lots 6 and 7; thence with the line of Lot 6, N. 80-20 E., 213.7 feet to the point of beginning.

DERIVATION: Deed of Walter W. Goldsmith, John P. Ashmore, Jr. and William R. Timmons, Jr. recorded June 1, 1981 in Deed Book 1149-59 of the RMC Office for Greenville County.

GCTO -----3 JUN 1981 732



LOVE, THORNTON, ARNOLD & THOMASON
File # _____
N. O. _____
Bk. No. 284 2-34

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.

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