

P.O. Box 34189, Charlotte, N.C. 28234

BOOK 1584 PAGE 305

MORTGAGE OF REAL ESTATE—Offices of Sherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE

OCT 28 4 00 PM '82

TO ALL WHOM THESE PRESENTS MAY CONCERN:

BOOK 87 PAGE 1600

JOHN W. BANKERSLEY

WHEREAS, Walter Wilder, Jr. d/b/a Property Management Company,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Control Data Business Centers, Inc., its successors and assigns,

(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 One Hundred Twenty-five Thousand & no/100 (\$125,000.00)

with interest in accordance with terms of said promissory note, the maturity date of which, unless sooner paid, is October 18, 1992.

BEGINNING at an iron pin on the Northeastern side of Batesville Road; at the intersection of Batesville Road with Sunbelt Court and running thence along Batesville Road N. 48-21 W. 185.00 feet to an iron pin at joint corners of Lots 1 and 9; running thence along the joint line of Lots 1 and 9 N. 41-39 E. 210.33 feet to an iron pin; thence turning and running along joint line of Lots 1 and 8, S. 48-21 E. 210.00 feet to an iron pin on the Northwestern side of Sunbelt Court; running thence along Sunbelt Court S. 41-39 W. 185.33 feet to an iron pin at intersection of Sunbelt Court and Batesville Road; thence S. 86-39 W. 35.36 feet to an iron pin on Northeastern side of Batesville Road; thence the point of beginning.

Being the same property conveyed to the mortgagor herein by deed dated July 16, 1981, and recorded in Deed Book 1152 at Page 396 on July 27, 1981, in the RMC Office for Greenville County, South Carolina.

My Commission Expires November 20, 1983

(2) ALL that certain piece, parcel or lot of land, together with improvements thereon, in the State of South Carolina, Greenville County, City of Greenville, lying at the intersection of Augusta Street with Haynie Street, being known as 635 Augusta Street and being shown in Greenville County Block Book as District 500, Sheet 9.1, Block 6, Lot 7; and having, according to a plat of property of "Walter Wilder, Jr.", made by R. B. Bruce, R.L.S., dated July 22, 1981, and recorded in the office of the RMC for Greenville County in Plat Book 8S, Page 33, and having the following metes and bounds, to-wit:

BEGINNING at the intersection of Augusta Street with Haynie Street and then running Eastern side of Augusta Street N. 10-39 W. 74.5 feet to an iron pin at corner of property now or formerly of Joseph G. Mullinax, thence running N. 81-27 E. 171.3 feet to iron pin at corner of property now or formerly of Irvine Street Realty Corporation, thence with said property line S. 9-39 E. 75.0 feet to iron pin on the Northern side of Augusta Street.

- SEE ATTACHMENT -

Together with all and singular rights, members, benefits, 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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