

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED MORTGAGE OF REAL ESTATE  
GREENVILLE COUNTY, SOUTH CAROLINA, WHOM THESE PRESENTS MAY CONCERN:

AUG 19 2 13 PM '81

WHEREAS, Werber Co., Inc. DONNIE S. TANKERSLEY  
R.M.C.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Dixie Lumber Company, Inc.  
P. O. Box 625  
Easley, S. C. 29640

(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

Thirteen Thousand Forty-Eight and 40/100----- Dollars (\$ 13,048.40 ) due and payable  
on demand.

with interest thereon from date at the rate of 14% per centum per annum, to be paid: quarterly

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:

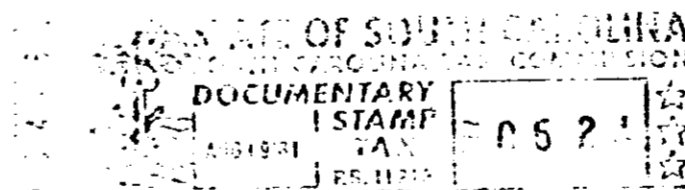
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, shown and designated as Lots 2, 3, 7, 15, 16, 24, and 31 on a plat of property of "Rustic Estates" dated April 16, 1974 and recorded in the RMC Office for Greenville County in Plat Book 4-R, at Page 71, with reference to said plat being hereby craved for a more accurate description.

This being a portion of the same property conveyed to the mortgagor herein by deed of the South Carolina National Bank dated 10/6/77 and recorded in the RMC Office for Greenville County in Deed Book 1066, at Page 335 on 10/6/77 and being referred to as Parcel No. 1.

ALSO: All those certain lots being shown and designated as Lots Nos. 1, 8, 10, 13, 15, 16, 17, 19, 20, 25 and 32 as shown on a plat entitled "The Cedars" (formerly known as "Castlewood") which said plat is recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 4-X, at Page 93, dated November 21, 1974.

This being a portion of the same property conveyed to the Mortgagor herein by deed of the South Carolina National Bank dated 10/6/77 and recorded in the RMC Office for Greenville County in Deed Book 1066, at Page 335, on 10/6/77 and being referred to as Parcel No. 9.

This mortgage is junior in lien to that certain mortgage given the the South Carolina National Bank dated 10/6/77 and recorded on 10/6/77 in the RMC Office for Greenville County, in Mortgage Book 1412, at Page 165, in the original amount of \$566,000.00.



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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