

PURCHASE MONEY MORTGAGE

VOL 1004 PAGE 80
211 Cross Street
Greenville SC
2-1851

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, DECO OF WARE PLACE, INC.

(hereinafter referred to as Mortgagor) is well and truly indebted unto IRIS B. DILLARD

(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 NINETY THOUSAND AND NO/100

Dollars (\$ 90,000.00) due and payable

per note executed this date or any future modifications, extensions or renewals thereof

with interest thereon from date at the rate of per note per centum per annum, to be paid per 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 piece, parcel or lot of land in Fairview Township, Greenville County, State of South Carolina, being the property of Iris D. Burbage as shown by plat prepared by J. Mac Richardson, October 1958 and having the following metes and bounds, to-wit: BEGINNING at an iron pin in the center of a public road separating the property of M. L. Lanford, Sr. from that of Mrs. Maggie Putnam, said point being approximately 365 feet from the intersection of said road and Harrison Bridge Road; thence running S. 6-18 W., 296.6 feet along the line of Mrs. Maggie Putnam to a creek, following the meander of the creek, to a nail in a bridge crossing the aforesaid public road (the traverse line being as follows: S. 78 W., 62 feet, S. 49-34 W., 100 feet, N. 66-43 W., 138 feet, N. 75-43 W., 80 feet, thence S. 47-32 W., 101.4 feet) said creek separating this property from that of Mrs. Burbage; thence N. 37-03 E., 92 feet down the center of said road; thence continuing N. 49-45 E., 170 feet; thence continuing N. 60-09 E., 200 feet thence still continuing down the center of said road N. 44-40 E., 130 feet to the point of beginning containing 1.5 acres, more or less. Reference being had to plat of property of Iris D. Burbage by J. Mac Richardson, RLS, in October, 1958 which plat is recorded in Plat Book PP at Page 180.

ALSO: ALL that certain piece, parcel or lot of land in Fairview Township, Greenville County, State of South Carolina, and being known and designated as property of Iris D. Burbage as shown by plat of J. Mac Richardson, RLS, September 2, 1959 and recorded in Plat Book SS at Page 194, and having, according to said plat, the following metes and bounds, to-wit: BEGINNING at a nail and cap in the center of Harrison Bridge Road joint corner of property now or formerly owned by Maggie Putnam; thence along the line S. 8-13 W., 838 feet to an iron pin joining other property of Mrs. Iris D. Burbage; thence along that line N. 68-57 W., 138 feet to an iron pin in the center of a branch thence continuing along the branch traverse line being N. 51-02 W., 138 feet; N. 67-14 W., 91 feet; N. 59-21 W., 116 feet; N. 58-45 W., 70 feet; N. 89-56 W., 60 feet; N. 57-58 W., 87 feet; S. 61-26 W., 76.1 feet to an iron pin; thence N. 6-18 E., 296.6 feet along the line of the other property owned by Mrs. Burbage to an iron pin in the center of an unnamed public road; thence down the center of said unnamed public road N. 19-20 E., 365 feet to an iron pin in the center of intersection of said unnamed road and Harrison Bridge Road; thence down the center of Harrison Bridge Road S. 81-47 E., 650 feet to the point of beginning containing 11.8 acres, more or less.

ALSO: ALL that certain piece, parcel or tract of land, situate, lying and being in the State of South Carolina, County of Greenville, in Fairview Township, about 17 miles from the City of Greenville, about 6 miles from Fountain Inn, and about 1 1/2 miles from Fork Shoals, on the New Cut Road leading from the Jenkins Bridge Road to the Fountain Inn and Fork Shoals Road, containing 144 2/5 acres, more or less, consisting of three tracts, being known and designated as Tracts Nos. 8, 9, and 10 respectively of the lands of D. R. Anderson, deceased, according to a plat thereof made by P. L. Grier, and recorded in the Office of the RMC for Greenville County, South Carolina, on the (CONTINUED ON ATTACHED PAGE)

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or pertaining, and of all 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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