

Mortgagee's mailing address:

1688 100

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, West Faris Associates, a partnership,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Harry L. Dent and Portia B. Dent,

(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 Forty-six Thousand and no/100-----

----- Dollars (\$ 46,000.00) due and payable
in four equal annual payments of \$4,879.65 each, beginning on November 1st 1985, and thereafter each successive year and date. A balloon payment of \$49,172.37 is to be paid on October 31, 1989. This is a simple interest loan, and there is no penalty for pre-payment.

with interest thereon from _____ date _____ at the rate of ten (10) per centum per annum, to be paid: Interest is computed in the annual payments.

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:

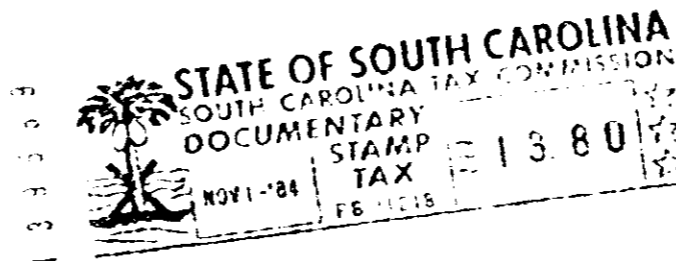
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, City of Greenville, on the northerly side of W. Faris Road and being Lot #2, a portion of Lot #3 and a portion of an unnumbered lot as shown on a plat of the property of J. B. League recorded in the RMC Office for Greenville County in Plat Book 1, Page 53, and having the following metes and bounds, to-wit:

Beginning at a point on the northerly side of W. Faris Road at the joint front corner of Lots #1 and 2 as shown on said plat and running thence with W. Faris Road, N. 69-50 E. 125 feet to a point; thence N. 20-45 W. 360.3 feet to a point; thence N. 69-38 W. 50.3 feet to a point; thence S. 78-50 W. 166 feet to a point; thence S. 20-45 E. 221 feet to a point; thence N. 69-50 E. 75 feet to a point; thence S. 20-45 E. 200 feet to the point of beginning.

This is the same property conveyed to the mortgagor herein by deed of the mortgagees on even date, and recorded in Deed Book 1225, Page 484, RMC Office for Greenville County.

Mortgagor agrees to keep premises insured for an amount no less than the balance due on the mortgage.



SC 3 NC 284 557

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.

4. 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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