

NOT 9 4 48 PM TO ALL WHOM THESE PRESENTS MAY CONCERN:

DONNIE S. TANKERSLEY  
R.M.C.

WHEREAS, DOUGLAS DENT

(hereinafter referred to as Mortgagor) is well and truly indebted unto HERMAN E. COX, TRUSTEE,

(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 THIRTY-SIX THOUSAND AND NO/100

Dollars \$ 36,000.00 due and payable

One Thousand Dollars (\$1,000.00) principal, plus interest, one year from date  
One Thousand Dollars (\$1,000.00) principal, plus interest, two years from date  
One Thousand Dollars (\$1,000.00) principal, plus interest, three years from date  
One Thousand Dollars (\$1,000.00) principal, plus interest, four years from date  
and the balance of principal of Thirty-two Thousand Dollars (\$32,000.00), plus  
interest, five years from date hereof  
with interest thereon from date at the rate of Eight per cent per annum, to be paid: annually.

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, consisting of twenty (20) acres, more or less, as shown by plat of Property of Douglas Dent, dated September 1975, and prepared by W. R. Williams, Jr., Engineer/Surveyor, and recorded in Plat Book 5L Page 96, R.M.C. Office for said County and State and having, according to said plat, the following metes and bounds, to wit:

COMMENCING at an old iron pin in the middle of Standing Springs Road and running thence N. 53-39-30 W. 1,325 feet to an iron pin, said line being the common boundary between grantor's property and that of Regina T. Brashier and Preston J. Tucker; thence N. 40-08 W. 609.1 feet to an iron pin; thence S. 58-48 E. 1,096.2 feet to an iron pin; thence S. 51-54 E. 148.9 feet to an iron pin; thence S. 45-09 E. 113.2 feet to a RR spike in the center of Standing Springs Road; thence along the center of said Standing Springs Road, the curvature, distances and metes and bounds of which are clearly delineated and marked on said plat to the beginning corner.

5.14.40



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