GREENVILLE CO. S. C.

Jul 16 3 30 PH '76

BOOK 1372 FASE 904

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE DONNIE S. TANKERSLEY MORTGAGE OF REAL ESTATE R.H.C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, PROPERTUNITIES, LTD

(bereinafter referred to as Mortgagor) is well and truly indebted unto John Gresham

(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 year after date

with interest thereon from maturity at the rate of 8%

per centum per annum, to be paid: quarterly

thereafter

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:

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ALL that tract of lot of land in Austin Township, Greenville County, State of South Carolina, having the following metes and bounds: Beginning at an iron pin on the line of a tract of land containing 14-66/100 acres, and running thence S. 5-45 W. 3.00 to a bend in a gully; ehtnce S. 30 W. 1.00 to a bend in said gully; thence S. 75-45 W. 2.20 to a bend; thence N. 89 W. 1.45 to a bend; thence S. 35 W. 1.55 to a bend; thence S. 74-30 W. 1:05 to an iron pin in the Laurens Road; thence along Laurens Road to Todd's corner; thence with Todd's line N. 41-15 E. 10.62 to a point on line of the first described tract; thence with line of same land, N. 61-45 W. 3,20 to the beginning corner, containing two and 6/10 acres more or less.

Also that tract of land in Greenville County, South Carolina, described as follows: Beginning at an iron pin on the line of the 14-66/100 acre tract of land, formerly owned by O. L. Gresham and John Gresham, at a stone, joint corner of Painter's land and Todd's land and this tract, and running thence N. 28-30 E. 7.12 chains to a point in Painter's line; thence N. 61-45 W. 4.49 chains to a point; thence S. 28-20 W. 7.12 chains to a point, joint corner of above described tract; thence with line of the above described tract, S. 61-45 E. 4.49 to beginning, containing 3.4 acres, more or less.

LESS, HOWEVER, all that certain piece, parcel or lot of land heretofore conveyed out of the above mentioned property by O. L. Gresham, Sr. and John Gresham to Troy Vaughn by deed recorded in the RMC Office for Greenville County, S. C. in Deed Book 271 at page 213.

This mortgage is being given to secure the unpaid portion of the purchase price of said property.

DERIVATION: DEED BOOK 1029, PAGE



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 beirs, 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.

Mass.