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GREENVILLE CO. S. C. OTR 22 5 CO FH '77 DOWNIE S. TANKERSLEY R.M.C.



State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

CHARLES L. DOUGHTY, III and JANE J. DOUGHTY

WHEREAS, said note further provides that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty days, or if there shall be any failure to comply with and abide by any By-Laws or the Charter of the Mortgagee, or any stipulations set out in this mortgage, the whole amount due thereunder shall, at the option of the holder thereof, become immediately due and payable, and said holder shall have the right to institute any proceedings upon said note and any collaterals given to secure same, for the purpose of collecting said principal due, and interest, with costs and expenses for proceedings; and

WHEREAS, the Mortgagor may hereafter become indebted to the Mortgagee for such further sums as may be advanced to the Mortgagor's account for the payment of taxes, insurance premiums, repairs, or for any other purpose;

NOW. KNOW ALL MEN. That the Mortgagor, in consideration of said debt and to secure the payment thereof and any further sums which may be advanced by the Mortgagoe to the Mortgagor's account, and also in consideration of the sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagoe at and before the sealing 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 Mortgagoe, its successors and assigns, the following described real estate:

All that certain piece, parcel, or lot of land, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the southern side of McCall Road (somtimes called the Log Shoals Road) near the Town of Simpsonville, being shown and designated as 6.40 acres on a plat of the PROPERTY OF CHARLES L. DOUGHTY, III, made by C. O. Riddle, R.L.S., dated March, 1977, recorded in the RMC Office for Greenville County, S. C., in Plat Book B at page 1/1, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point in the center of a bridge on the McCall Road and running thence with the center line of McCall Road, S. 42-28 E., 201.5 feet to a point; thence continuing with the center line of said road, S. 53-42 E., 164.5 feet to a point in the center line of said road; thence continuing with the center line of said road, S. 60-29 E., 98.4 feet to a railroad spike in the center line of said road, iron pin back at 19.08 feet; thence along the line of property this day conveyed to Charles L. Doughty, S. 22-22 W., 531.6 feet to an iron pin; thence N. 87-45 W., 412 feet to a point in the center line of Rocky Creek, iron pin back at 22 feet; thence with the center line of Rocky Creek as the line the following traverse courses and distances, to-wit: N. 2-41 W., 114.5 feet to a point, N. 18-27 E., 200 feet to a point, N. 32-51 E., 374.3 feet, N. 21-16 W., 118 feet to a point, and N. 44-07 E., 58.7 feet to the point of beginning.

The above property is the same conveyed to the Mortgagors by deed of Owen L. Johns and Laura M. Johns, of even date, to be recorded simultaneously herewith.

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