

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE

JAN 8 3 28 PM '88 ALL WHOM THESE PRESENTS MAY CONCERN:

DONNIE S. TANKERSLEY
R.M.C.

WHEREAS, RUFUS E. OUZTS

(hereinafter referred to as Mortgagor) is well and truly indebted unto ROGER K. McCRARY AND W. H. McCRARY

(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

Twenty Thousand and No/100 ----- Dollars (\$ 20,000.00) due and payable

with interest thereon from date at the rate of eight (8%) per centum per annum, to be paid:
as per the terms of said 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 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

ALL that piece or tract of land, situate, lying and being in Paris Mountain Township, Greenville County, South Carolina, bound by Motor Boat Club Road, White Horse Road, and Phillips and other's property.

BEGINNING at a Nail and Bottle Top in the right of way of Motor Boat Club Road, (reference to survey of 2/4/78 for Rufus Ouzts) and running N70-05E 219.7 feet to N. & B.T.; thence N76-11E 100 feet to N. & B.T.; thence N80-27E 100 feet to N. & B.T.; thence N82-31E 300 feet to N. & B.T.; thence N81-29E 200 feet to N. & B.T.; thence N81-50E 100 feet to N. & B.T.; thence N84-05E 100 feet to N. & B.T.; thence N89-56E 100 feet to N. & B.T.; thence S85-47E 69 feet to N. & B.T. at the intersection of Motor Boat Club Road and White Horse Road; thence along line according to deed description (vol. 115, pg. 565) N2-00E 182 feet to a point; thence running S81-15W 783 feet to a point; thence S76-15W 144 feet to a point; thence S72-30W 83 feet to a point; thence S88-00W 919 feet to a point; thence S15-00W 37 feet to a point; thence S26-00 50 feet to a point in right of way of Motor Boat Club Road; thence along the right of way of Motor Boat Club Road approximately 575 feet, more or less, to the point of beginning, the above being the balance of the tract of W. W. Griffin, containing 6.2 acres, more or less.

This is that property conveyed to Mortgagor by deed of P. W. Burdine dated and filed concurrently herewith.

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STATE OF SOUTH CAROLINA
RECORDS AND DEEDS DIVISION
DOCUMENTARY
STAMP
\$ 00.00

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 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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