

Mortgagee's mailing address: 112-D Woodbridge Apts., Century Dr., Greenville, S. C.

29607

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

FILED
GREENVILLE CO. S. C.

WHEREAS, Lloyd D. Auten

JAN 16 4 43 PM '81

(hereinafter referred to as Mortgagor) is well and truly indebted to DONNIE S. TANKERSLEY Steven Van Auten

(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 Hundred Ninety Thousand Six Hundred Five and

00/100----- Dollars (\$ 190,605.00) due and payable

with interest thereon from _____ at the rate of _____ per centum per annum, to be paid:

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 certain piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Greenville, containing 1.46 acres, (63,535 square feet), as is more fully shown on a plat entitled "Survey for Richard Watson", prepared by Carolina Surveying Company, dated June 27, 1980, revised August 19, 1980, revised August 27, 1980, revised December 2, 1980, revised December 3, 1980, revised December 22, 1980, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of a Proposed Road, which iron pin is located S. 49-03 E. 37.77 feet and S. 89-59 E. 210.0 feet from the intersection of said Proposed Road and Haywood Road, at the joint corner of tracts containing 0.67 acres and 1.46 acres, and running thence with the northern side of said Proposed Road, S. 89-59 E. 141.28 feet to an iron pin; thence continuing with the northern side of said Proposed Road, S. 81-58 E. 108.4 feet to an iron pin; thence continuing with the northern side of said Proposed Road, S. 69-33 E. 52.2 feet to an iron pin at the corner of a tract containing 22.22 acres; and running thence with the line of said property, N. 8-06 W. 265.2 feet to an iron pin in the line of a tract containing 8.29 acres; and running thence with the line of said property, S. 84-07 W. 274.5 feet to an iron pin at the corner of a tract containing 0.35 acres; running thence with the line of said property, S. 0-01 W. 75.9 feet to an iron pin at the corner of a tract containing 0.67 acres; running thence with the line of said property, S. 5-50 E. 125.65 feet to the point of beginning.

Being the same property conveyed to the mortgagor herein by deed of Steven Van Auten of even date, to be recorded herewith.

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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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