

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
GREENVILLE CO. S. C.
AUG 26 12 24 PM '81

BOOK 1531 PAGE 35

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

DONNIE S. TANKERSLEY
R.M.C.

WHEREAS, DOYLE W. GOODNOUGH and
MILDRED C. GOODNOUGH

(hereinafter referred to as Mortgagor) is well and truly indebted unto

LIHU W. GUDGER and VIRGINIA N. GUDGER

(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

Dollars \$ 10,000.00 due and payable

TEN THOUSAND
in sixty (60) equal, monthly, installments of \$224.98, commencing one month from date, and continuing thereafter until paid in full,

with interest thereon from date at the rate of 12.5% per centum per annum, to be paid: monthly

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

ALL that certain piece, parcel, or lot of land, situate, lying and being on the southern side of Butternut Drive, Greenville County, South Carolina, being shown and designated as Lot 168 on a Plat of CHESTNUT HILLS, recorded in the RMC Office for Greenville County in Plat Book GG, at Page 35, and having, according to Plat of Property of Lihu W. and Virginia N. Gudger, dated April 4, 1956, prepared by R. K. Campbell, the following metes and bounds:

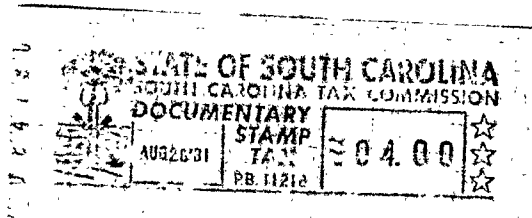
BEGINNING at an iron pin on the southern side of Butternut Drive at the joint front corner of Lots 168 and 167, said iron pin being 896.8 feet east of Farmington Road, and running thence along the southern side of Butternut Drive, S 82-05 E, 70 feet to an iron pin, joint front corner of Lots 168 and 169; thence with the common line of said Lots, S 07-55 W, 150 feet to an iron pin on the southern side of a five-foot utility easement, joint rear corner of Lots 168 and 169; thence with the rear line of Lot 168 and said utility easement, N 82-05 W, 70 feet to an iron pin, joint rear corner of Lots 167 and 168; thence with the common line of said Lots, N 07-55 E, 150 feet to an iron pin on the southern side of Butternut Drive, the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Lihu W. Gudger and Virginia N. Gudger, dated August 25, 1981, to be recorded simultaneously herewith.

THIS IS A PURCHASE MONEY MORTGAGE

Mortgagees' address: 347 Bagnel Street
Sumter, S. C. 29150

GCTO - 3 AU26 81 326



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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