

STATE OF SOUTH CAROLINA
COUNTY OF UNION
GREENVILLE

FILED
GREENVILLE CO. S. C.
MAR 31 12 16 PM
DONNIE S. TINKERSLEY
R.M.C.

REAL ESTATE MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: The undersigned, -----
JACK R. MOORE ----- (hereinafter
referred to as the mortgagor) of the County and State aforesaid, send (s) greetings:

WHEREAS, in and by a certain promissory note of even date herewith, the terms and conditions of which are incorporated herein by reference, the mortgagor is well and truly indebted unto UNION FEDERAL SAVINGS AND LOAN ASSOCIATION, UNION, S. C. (a corporation organized and existing under and by virtue of the laws of the United States, with its principal place of business at Union, South Carolina and hereinafter sometimes referred to as the mortgagee) in the full and just principal sum of Forty-eight Thousand and no/100ths -----

Dollars (\$ 48,000.00), with interest from the date hereof computed monthly at the rate specified in said note, on the unpaid balance of said principal sum until the same has been paid in full; said principal and interest being payable in monthly installments of \$ 523.38 ----- each, to be applied first to interest and then to principal; the first of said installments to become due and payable on the 15th day of the first ----- calendar month following the date hereof and another installment on the 15th day of each successive calendar month thereafter until said principal sum and interest have been paid in full. Said note further provides that if any of said installments be not paid when due or within 30 days after the due date thereof as above stipulated or if the undersigned shall fail to comply with any of the terms, conditions and stipulations of this mortgage or with any of the by-laws of said Association, the entire unpaid principal balance and accrued interest shall, at the option of the holder of said note, become immediately due and payable without notice and said holder may commence any proceedings upon said note and this mortgage to collect said principal balance and interest with costs and expenses of such proceedings, together with an attorney's fee of ten (10) per centum of the unpaid principal and interest in the event of collection by or through an attorney-at-law.

NOW, KNOW ALL MEN BY THESE PRESENTS that the mortgagor, for and in consideration of the aforesaid debt and sum of money and for the better securing the payment thereof to the mortgagee according to the terms and conditions of said note, and also in consideration of the further sum of Three Dollars 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 said UNION FEDERAL SAVINGS AND LOAN ASSOCIATION, UNION, S. C. P. O. Box 667

ALL that piece, parcel or tract of land, together with all buildings and improvements, situate, lying and being at the northeastern corner of the intersection of South Carolina Highway No. 14 with a county road which runs between Skyland School and Old Jordan Road, approximately eight miles north of Greer, in Greenville County, South Carolina, containing 31.6 acres, more or less, and having, according to a plat of the T. M. STOKES ESTATE, made by W. N. Willis, Engineer, dated October 9, 1969, recorded in the RMC Office for Greenville County, S. C., in Plat Book 4-D, page 17, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center line of South Carolina Highway No. 14 at the intersection of the above mentioned county road and running between Skyland School and Old Jordan Road and running thence with the center line of South Carolina Highway No. 14 the following courses and distances: N. 32 E. 190 feet to a point, N. 37-05 E., 100 feet to a point, N. 43-00 E., 200 feet to a point, N. 50-30 E., 200 feet to a point, N. 55-10 E., 700 feet to a point, N. 48-00 E., 200 feet to a point, and N. 42-35 E., 150 feet to a nail and cap in said road; thence leaving said Highway and running along the property now or formerly owned by Few, S. 85-00 E., 286 feet to a point in the center line of Beaver Dam Creek as the line; thence with the center line of Beaver Dam Creek as the line the following traverse courses and distance, to-wit: S. 21-00 W., 244 feet to an iron pin, S. 3 E., 310 feet to a point, S. 1-30 E., 244 feet to a point, S. 28 E., 154.4 feet to a point, S. 10 E., 165 feet to a point, S. 62 W. 72 feet to a point, S. 10-30 W., 214 feet to a point, S. 4-00 E., 165 feet to a point, and S. 21 E., 59 feet to a point in the center line of a paved county road at a nail and cap; thence with the center line of the above mentioned county road, N. 76-45 W., 886 feet to an iron pin; thence continuing with the center line of said county road, N. 76-22 W., 700 feet to the point of beginning.

EXCLUDING, HOWEVER, the following described property conveyed by Jack R. Moore to Stephen T. Kiser:

ALL that piece, parcel or lot of land containing five acres, situate, lying and being on the eastern side of South Carolina Highway No. 14 opposite Skyland School, eight miles north of Greer in Greenville County, South Carolina, being the northernmost portion of the T. M. STOKES ESTATE as shown on a plat recorded in the RMC Office for Greenville County, S. C., in Plat Book 4-D, page 17, and having, according to a survey for STEPHEN T. KISER, made by Jeffrey M. Plumblee, Surveyor, dated March 21, 1983, the following metes and bounds, to-wit:

(OVER)

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4328 W. 21