

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF SPARTANBURG }
COUNTY OF GREENVILLE }

and GREENVILLE FILED

900-1625 PAGE 332
MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEP 14 3 08 PM '83

WHEREAS, AMERICAN LAND DEVELOPMENT CORPORATION
(hereinafter referred to as Mortgagor) is well and truly indebted unto WONG ENTERPRISES

(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 Seven Thousand and 00/100 -----Dollars (\$107,000.00) due and payable

in accordance with terms of the Note executed even date herewith.
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, the Mortgagee's heirs, 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 and Spartanburg, as shown on a plat prepared for Tandem Construction Company, Inc. by Freeland & Associates, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the S.E. corner of Vaughn Street and Gravely Road and running N. 29-04 W. 50.52 feet to an iron pin at N. W. side of Gravely Road; thence running N. 58-17 E. with Gravely Road 50 feet to an iron pin; thence S. 88-07 E. 375.25 feet to an iron pin at a branch; thence with the branch S. 9-18 W. 117.24 feet to an iron pin; thence S. 45-36 W. 57.75 feet to an iron pin; thence S. 16-07 W. 56.79 feet to an iron pin; thence S. 54-49 E. 80.43 feet to an iron pin; thence S. 13-19 W. 122.74 feet to an iron pin; thence S. 25-33 W. 166.01 feet to an iron pin; thence S. 10-50 W. 37.28 feet to an iron pin; thence S. 31-48 W. 32.19 feet to an iron pin; thence S. 52-55 W. 29-08 feet to an iron pin; thence S. 89-49 W. 35-28 feet to an iron pin; thence S. 8-36 W. 74.42 feet to an iron pin; thence S. 64-41 E. 29-60 feet to an iron pin; thence S. 18-14 E. 21.51 feet to an iron pin; thence S. 41-21 W. 18-04 feet to an iron pin; thence N. 83-11 W. 230.4 feet to an iron pin; thence N. 83-47 W. 10.90 feet to an iron pin; thence N. 18-58 W. 249.16 feet to an iron pin; thence S. 77-49 W. 183.58 feet to an iron pin; thence N. 51-14 E. 50 feet to an iron pin; thence N. 44-46 E. 50 feet to an iron pin; thence N. 38-19 E. 50 feet to an iron pin; thence N. 31-51 E. 50 feet to an iron pin; thence N. 24-19 E. 66.35 feet to an iron pin; thence N. 20-02 E. approximately 408.55 feet to an iron pin; thence S. 83-15 E. 110 feet; thence S. 38-38 W. 53.38 feet to an iron pin; thence S. 42-28 W. 13.23' to an iron pin; thence S. 44-18 W. 17.68' to an iron pin; thence S. 47-11 W. 32.34' to an iron pin; thence S. 52-03 W. 51.18 feet to an iron pin; thence S. 57-58 W. 50.93 feet to the point of beginning.

This being the same property conveyed to Mortgagor by deeds of Robert E. Osbon, dated August 21, 1981, recorded in the RMC Office for Spartanburg County in Book 48J at page 952; Callie C. Gravely dated August 21, 1981, recorded in the RMC Office for Spartanburg County in Book 48J at page 951; and Callie C. Gravely, same as Callie Gravely, and Vallie C. Vaughn, same as Valley Vaughan, August 21, 1981, recorded in the RMC Office for Spartanburg County in Deed Book 48J page 953.

MORTGAGEE'S ADDRESS: Roper Mountain Rd.
Greenville, S. C.

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 is 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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