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DONNIE S. TANKERSLEY
R.M.C.

1976-1000-349

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, JOE W. HILLER

(hereinafter referred to as Mortgagor) is well and truly indebted unto J. A. BOLEN AS TRUSTEE FOR JAMES W. VAUGHN AND J. A. BOLEN, AND COLLEGE PROPERTIES, INC., TRADING AS BATESVILLE PROPERTY ASSOCIATES, A JOINT VENTURE

(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 Three Thousand, Seven Hundred Eighty Seven and

50/100-----Dollars (\$ 3,787.50) due and payable

to be paid in full upon completion of the house to be constructed on the property described below or one year from date, whichever comes first, bearing interest at the rate of eight (8%) percent per annum, to be computed and paid at maturity.

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

ALL that certain piece, parcel or lot of land situate, lying and being in the state of South Carolina, County of Greenville, being known and designated as Lot No. 35 of a subdivision known as Canebrake I as shown on plat thereof prepared by Enwright, Associates dated August 18, 1975, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 5D, at Pages 95 and 96 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Saratoga Drive at the joint front corner of Lots Nos. 34 and 35 and running thence with the joint line of said lots, N. 36-00 E. 161.89 feet to a point at the high water contour of lake being the property line; thence with said line, the chord of which is S. 37-34 E. 84.78 feet to a point; thence continuing S. 52-19 E. 8.65 feet to a point at the joint rear corner of Lots 35 and 36; thence with the joint line of said lots, S. 36-00 W. 137.71 feet to an iron pin on the northeastern side of Saratoga Drive; thence with Saratoga Drive, N. 54-00 W. 90 feet to the point of BEGINNING.



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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