

MORTGAGE OF REAL ESTATE

Mortgagor Address: P.O. Box 733
Greenville, S.C. 29602

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
GREENVILLE CO. S.C.

MORTGAGE OF REAL ESTATE

Vol 1694 Page 501

TO ALL WHOM THESE PRESENTS MAY CONCERN.

FILED
DEC 14 3 23 PM '84

WHEREAS, DONNIE S. JANKERSLEY
B.M.C.
GEORGE E. BOMAR

(hereinafter referred to as Mortgagor) is well and truly indebted unto JUANITA E. KING

(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 Sixty Thousand Seven Hundred Fifty and No/100 -----

-----Dollars (\$ 60,750.00) due and payable in annual installments of (\$12,892.08) Twelve Thousand Eight Hundred Ninety-two and 08/100 Dollars beginning December 14, 1985, and annually thereafter for the period of Seven Years (7) until paid in full. It is understood and agreed that there shall be no prepayment penalty should mortgage be paid in full in advance.

with interest thereon from date at the rate of Eleven (11%) per centum per annum, to be paid yearly

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:

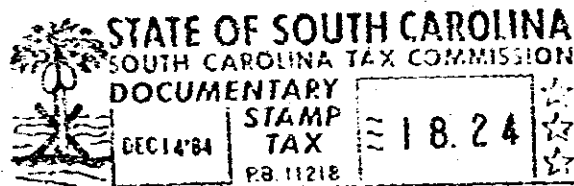
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of GREENVILLE.

ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, Oaklawn Township, containing 81.03 acres, more or less, as shown on plat of Survey for Barry Dale Roper, prepared by Lee Engineers Land Surveyors and dated July 2, 1984, having the following metes and bounds to wit:

BEGINNING at a Railroad spike set in the intersection of Davis Road and S.C. Road 450, thence running with Davis Road S40-14E for 105.60 feet to an iron pin set; thence running still along said road S51-14E for 427.00 feet to a Railroad spike in center of said road, thence turning and running S64-38W for 222.28 feet to an iron pin set; thence turning and running S03-45E for 596.35 feet to an iron pin set; thence turning and running N77-21E for 535.00 feet to a railroad spike set in S.C. Rd. 50; thence following S.C. Rd. 50 along the following courses: S10-59E for 184.70 feet; thence S21-14E for 174.00 feet; thence S31-29E for 185.00 feet; thence S41-34E for 300.00 feet; thence S35-29E for 197.30 feet; thence S21-14E for 200 feet to a railroad spike set in road; thence S11-39E for 602.69 feet to a railroad spike; thence S02-13W for 80.00 feet to an iron pin set; thence turning and running N60-00@ for 749.00 feet to an iron pin set at old stone found; thence turning and running S63-57W for 1491.75 feet to an iron pin set at old stone; thence turning and running N47-29W for 769.00 feet (past an iron pin found on line at 453') to an iron pin found beside old stone; thence turning and running along property line of Ethel A. Stubbs N41-51E for 932.00 feet to an iron pin set; thence running along said line N19-39W for 548.00 feet to an iron pin set; thence along same line N28-26E for 1381.00 feet to point of beginning.

This being the same property conveyed to Mortgagor by Deed of Juanita E. King recorded of even date herewith in the RMC Office for Greenville County in Deed Book 1228, at Page 806.

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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 such 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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