

Austin C. Latimer, P. O. Box 10326, Greenville, South Carolina 29603

BOOK 1379 PAGE 107

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE

FILED
SEP 30 11 18 AM '77 TO ALL WHOM THESE PRESENTS MAY CONCERN:

EDDIE S. TANKERSLEY
R.M.C.

WHEREAS, GEORGE I. WIKE, JR. AND FRANCES G. WIKE

(hereinafter referred to as Mortgagor) is well and truly indebted unto Austin C. Latimer, James M. Latimer, Jr. and Louise Latimer Boland

(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 TWENTY THREE THOUSAND FOUR HUNDRED THIRTY AND

NO/100 ----- Dollars (\$ 23,430.00) due and payable

in five equal annual installments of Four Thousand Six Hundred Eighty Six and No/100 (\$4,686.00) plus accrued interest on October 1, 1977 and an equal amount plus accrued interest, on the 1st day of October each year thereafter until paid in full.

with interest thereon from date at the rate of nine (9%) per centum per annum, to be paid: annually

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, Oaklawn Township, on Fork Shoals Road and Slatton Shoals Road, containing 55 acres, more or less, and, according to a plat by C.O. Riddle, dated March 1962, entitled "Property of J.M. Latimer," having the following metes and bounds, to wit:

BEGINNING at an iron pin on the northern side of Fork Shoals Road, joint corner with property now or formerly of J.B. Snipes and running with said line, N. 36-37 W., 1067.2 feet to a stone; thence with line of property now or formerly of J.B. Snipes and John L. Sloan, Tr., crossing Slatton Shoals Road, N. 36-38 E., 2,238 feet to a stone; thence with line of property now or formerly of Alex H. Rodgers, S. 9-07 E., 2,790.6 feet to a point in Fork Shoals Road; thence with said Fork Shoals Road, approximately 600 feet to an iron pin on Fork Shoals Road and western side of Slatton Shoals Road; thence with the northern edge of Fork Shoals Road, N. 77-35 W., 162.8 feet to an iron pin; thence continuing with the northern side of Fork Shoals Road, N. 85-17 W., 372 feet to an iron pin, the point of beginning.

LESS, HOWEVER, approximately five acres conveyed to S.C. State Highway Department by Deed of James M. Latimer, dated October 15, 1969 recorded October 28, 1969 in Deed Book 878 at page 348 of the RMC Office for Greenville County.

Mortgagees agree to release any portion of property from lien upon payment of \$600.00 per acre in addition to installments at any time after January 1, 1977.

This is the identical property conveyed to Mortgagors by deed of Mortgagees dated September 30, 1976 recorded September 30, 1976 in Deed Book 1043 at page 757 of the RMC Office for Greenville County and is given to secure a portion of the purchase price.



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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