

MORTGAGE OF REAL ESTATE--Offices of ^{ROBERTA S. MCINTYRE} Donald F. Waggoner & Thomason, Attorneys at Law, Greenville, S. C.STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Donald F. Waggoner

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto Roberta S. McIntyre

(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-Three Thousand and

No/100ths-----DOLLARS (\$ 63,000.00),

with interest thereon from date at the rate of 8-1/2 per centum per annum, said principal and interest to be repaid: in quarterly payments of \$2,343.33 commencing ninety (90) days from date with a like payment on the same date of each successive quarter until paid in full.

Mortgagor reserves the right to prepay the indebtedness evidenced by the subject note and mortgage without penalty. Upon request of the Mortgagor, Mortgagee agrees to release property from the lien of the subject mortgage based upon a release price of \$10,000.00 per acre.

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, on the southeastern side of Butler Springs Road, containing 11.72 acres, being shown and designated on plat of property of Mary Dan Spencer and Roberta S. McIntire, dated October 27, 1972, revised August 22, 1977, prepared by C. O. Riddle, R.L.S., as follows:

BEGINNING at an iron pin on the southeastern side of Butler Springs Road at the joint corner of the within described property and property now or formerly belonging to Schlosser and running thence along the southeastern side of Butler Springs Road N. 37-47 E. 440 feet to an iron pin at the joint corner of the within described property and property now or formerly belonging to Spencer; thence along the common line of said properties S. 41-14 E. 1,231.2 feet to an iron pin at the joint rear corner of said properties; thence S. 39-27 W. 211.05 feet to an iron pin on the northern side of Haywood Road; thence along the northern side of said road S. 62-47 W. 91.1 feet to an iron pin; thence continuing along said road S. 58-05 W. 121.75 feet to an iron pin at the joint corner of the within described property and the aforementioned tract of Schlosser; thence along the common line of said tracts N. 41-58 W. 1,139.9 feet to an iron pin, the point of beginning.

Derivation: Deed of Roberta S. McIntyre recorded August 27, 1977 in Deed Book 1063 at Page 688

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Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

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