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MORTGAGE OF REAL ESTATE OF GREENVILLE, S.C. 29601
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STATE OF SOUTH CAROLINA OCT 19 9 01 AM '77
COUNTY OF GREENVILLE DONNIE S. TANKERSLEY R.M.C. MORTGAGE OF REAL ESTATE BOOK 1412 PAGE 513
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Twenty-First Century Associates, Inc. (hereinafter referred to as Mortgagor) is well and truly indebted unto James D. Casteel (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 Fourteen Thousand and 00/100----- Dollars (\$14,000.00) due and payable as set out in the following promissory notes:
1. Promissory note in the sum of \$1,500.00 dated October 7, 1977, from Twenty-First Century Associates, Inc. to James D. Casteel.
2. Promissory note in the sum of \$12,500.00 dated October 7, 1977, from Twenty-First Century Associates, Inc. to James D. Casteel.

with interest thereon from date 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 heirs, successors and assigns:

ALL that piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, in Cleveland Township, with the following metes and bounds, to-wit: BEGINNING at a point at the southeast corner of Lot 40 Hart Valley Haven Oil Camp Creek, S. 18-00 E. 1700.00 feet to a point; thence S. 61-00 W. 1580.00 feet, more or less, to a point; thence N. 29-00 W. 300.00 feet to a point; thence N. 61-00 E. 1188.00 feet to a point; thence N. 29-00 W. 1480.00 feet to a point on Oil Camp Creek, and the rear southwest corner of Lot 21 Hart Valley Haven; thence following said Oil Camp Creek east to the point of beginning, being 32.00 acres more or less.

ALSO, all that certain piece, parcel, or lot of land in the State of South Carolina, County of Greenville, Cleveland Township, as is more fully shown on a plat of Hart Valley Haven recorded in the R.M.C. Office of Greenville County in Plat Book EE at Page 137 and having according to said plat the following metes and bounds: BEGINNING at a point in Oil Camp Creek Road at the front corner of Lot 36 of said Hart Valley Haven and running with the center of said road S. 73-20 W. 151.00 feet to a point, continuing thence with the center line of said road S. 66-15 W. 94.5 feet to a point, continuing thence with the center line of said road S. 55 W. 80.00 feet to a point, continuing thence with the center line of said road S. 26-15 W. 35.00 feet to a point, continuing thence with the center line of said road S. 37-10 E. 23.00 feet to a point in the center of Rock Creek, continuing thence in a North-easterly direction with the center of Rock Creek 180.00 feet more or less to the point of confluence with Oil Camp Creek, continuing thence with the center of Oil Camp Creek 150.00 feet more or less to the Western boundary of Lot 36, and continuing with the Western boundary of Lot 36 N. 2 W. 42.00 feet to the point of beginning.

ALSO, all that certain piece, parcel or tract of land lying and being in the State of South Carolina, County of Greenville, in Cleveland Township, as is more fully shown on a plat of a subdivision known as Hart Valley Haven which is recorded in the R.M.C. Office of Greenville County in Plat Book EE Page 137, and which is designated on such plat as Lot 22, and which has the following metes and bounds: BEGINNING at an iron pin on a County Road in Hart Valley Haven and running thence S. 59-15 E. 118.00 feet to Oil Camp Creek; thence Northerly with Oil Camp Creek 110.00 feet, more or less, to a point; thence S. 87-20 W. 128.00 feet to the County Road; thence S. 11 W. 40.00 feet to the point of beginning.

It is understood and agreed that the breach of either of the above mentioned notes constitutes a breach of both notes and of this mortgage and that upon such a breach, the entire amount secured by this mortgage becomes immediately due and payable.

Payment on the amount secured by this mortgage may be anticipated in full or in any lesser amount at any time without penalty.
This is the same property conveyed by deed of Charles R. Douglas to Mortgagor, dated October 7, 1977 and recorded herewith.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all 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.
The Mortgagor further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.

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