

mortgage P.O. Box 158, Simpsonville, SC

FILED GREENVILLE CO. S. C.

BOOK 1431 PAGE 965

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

3 31 PM '78

MORTGAGE OF REAL ESTATE

JOHNIE S. TANKERSLEY TO ALL WHOM THESE PRESENTS MAY CONCERN:
R.M.C.

WHEREAS, Cecil B. Decker, III and Marian G. Decker

(hereinafter referred to as Mortgagor) is well and truly indebted unto William H. Chapman, William F. Davis and Wade H. Shealy

(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 Seventeen Thousand Four Hundred and No/100----- Dollars (\$ 17,400.00) due and payable

in monthly installments of One Hundred Sixty-Six and 30/100 (\$166.30) Dollars, to be paid in full by May 12, 1988.

with interest thereon from date at the rate of eight(8)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:

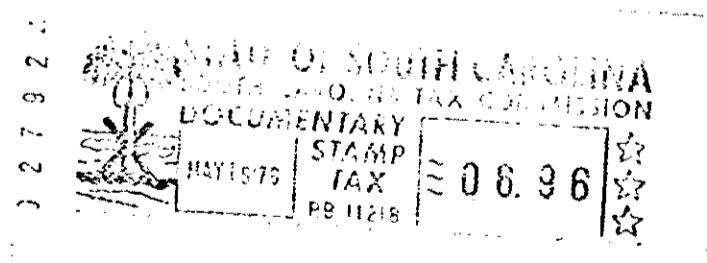
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of

ALL that certain piece, parcel or tract of land in Greenville County, State of South Carolina, being shown and designated as Tract No. 10 on plat of property of BENTREE RANCHETTES (formerly Bonds property) prepared by J.L. Montgomery, III, dated April 1973 and revised September 18, 1974 and March 22, 1978, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a nail and cap in the center of County road and running thence N. 48-14 W., 595.8 feet to an old iron pin; thence N. 75-51 W., 376.2 feet to an old iron pin; thence S. 23-07 W., 324.4 feet to an old iron pin; thence continuing with the same line 234.0 feet to a point in center of branch; thence with the center line of branch as the line, along line of property of Tracts 11 and 12 in a generally Southeasterly direction to a point in center of County Road; thence with the center line of road, N. 14-14 E., 388.8 feet to the beginning corner, containing according to said plat 10.2 acres, more or less.

THIS conveyance is made subject to the restrictive and protective covenants affecting BENTREE RANCHETTES, said Restrictive and Protective Covenants being recorded in the RMC Office for Greenville County in Deed Book 976 at Page 309. Being a portion of the same property conveyed to the grantors herein by deed of Willie Bonds, dated March 2, 1973, recorded March 6, 1973, in the RMC Office for Greenville County in Deed Book 969 at Page 193.

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Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of 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 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.

G.S.C.T.

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