

Mortgagee's Address: Park Sheds Rd.
Ft. Inn, SC.

X

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
MORTGAGE OF REAL ESTATE
ALL WHOM THESE PRESENTS MAY CONCERN:
DONNIE S. TANKERSLEY
R.H.C.

VCL 1400 PAGE 404

WHEREAS, James Malcolm Willis

(hereinafter referred to as Mortgagor) is well and truly indebted unto John B. Armstrong

(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 Fifteen Thousand and no/100-----
-----Dollars (\$ 15,000.00) due and payable

Interest to January 1, 1980 on or before December 31, 1980 with regular payments of \$366.19 a month beginning January 1, 1980 and due on the same date of each month thereafter for 48 payments, until paid in full, with interest first deducted and the balance applied to the principal with mortgagor to have right of anticipation
with interest thereon from date of the rate of Eight Monthly

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, being shown and designated as 15.28 acres on plat of property of John B. Armstrong as prepared by C. O. Riddle, RLS, dated October 5, 1978 and having according to said plat, the following metes and bounds to-wit:

BEGINNING at an iron pin on SC Highway 418 and running thence N. 6-49 E., 436.09 feet to an iron pin; thence N. 53-51 E., 1032.4 feet to an iron pin on Greenpond Road; thence with said Road S. 7-05 E., 861.87 feet to an iron pin at the intersection of Greenpond Road and SC Highway 418; thence S. 33-23 W., 76.07 feet to an iron pin on SC Highway 418; thence with said Highway S. 73-52 W., 339.61 feet to an iron pin; thence S. 76-08 W., 100 feet to an iron pin; thence S. 80-29 W., 100 feet to an iron pin; thence S. 84-52 W., 100 feet to an iron pin; thence still with said Highway S. 88-44 W., 100 feet to an iron pin; thence N. 87-00 W., 100 feet to an iron pin; thence N. 82-00 W., 129.2 feet to an iron pin on SC Highway 418 the point of beginning.

This is the identical property conveyed to the mortgagor by deed of John B. Armstrong to be recorded on even date herewith.

GCTO -----3 MR22 79 1266

DOCUMENTARY STAMP
06.00
RE 11218

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.

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