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STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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GREENVILLE CO. S. C. MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:
MAY 16 4 33 PM '79

WHEREAS, Boyce M. Robbins DONNIE S. TANKERSLEY
R.M.C.

(hereinafter referred to as Mortgagor) is well and truly indebted unto B. J. Fuller and David D. Armstrong,
116 West Stone Avenue, Greenville, S. C., 29609,

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are in-
corporated herein by reference, in the sum of

Forty Thousand (40,000) MCB Futures ~~XXXXXX~~) due and payable
as per the terms of said note.

~~XX~~

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:

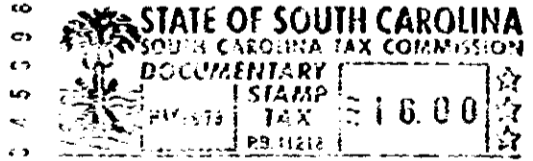
*ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being
in the State of South Carolina, County of Greenville, on Taylors Bridge Road, being the western-
most portion of property belonging to the mortgagees, which portion is this
day being conveyed to the mortgagor, and being described as follows:

BEGINNING at a railroad spike in the center of Taylors Bridge Road at the
common corner of the property herein described and other property belonging
to the mortgagees and running thence S. 68-44 E. 167.1 feet to an iron pin;
thence S. 54-32 E. 102.4 feet to an iron pin; thence S. 62-06 E. 56.1 feet
to an old iron pin; thence S. 55-22 W. 200 feet to an iron pin; thence N.
57-11 W. 234 feet to an iron pin in the center of Taylors Bridge Road; thence
N. 29-19 E. 151.6 feet to a railroad spike in the center of Taylors Bridge
Road, the point of beginning.

This being the same property conveyed to the mortgagor herein by deed of the
mortgagees, to be executed and recorded of even date herewith.

As a part of the consideration for this mortgage, the mortgagees agree to
either subordinate the lien of this mortgage to a mortgage given by the
mortgagor for the purpose of developing this property or substitute other
collateral to secure the debt which the lien of this mortgage secures if
the value of the collateral, in either case, is equivalent to the then out-
standing indebtedness. The determination as to the value is to be made by
the mortgagees on a reasonable basis.

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Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or apper-
taining, 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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MORTGAGE

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