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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
DEC 21 4 36 PM '79
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, JOHN E. MICKLER and BETTY M. MICKLER, his Wife, who reside on Roper Road, Greenville, South Carolina

(hereinafter referred to as Mortgagor) is well and truly indebted unto NATIONAL ACCEPTANCE COMPANY, Georgia corporation

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's Individual Guarantys', dated November 5, 1979 and December 19, 1979, respectively, the terms of which are incorporated herein by reference, in the sum of

THREE HUNDRED THOUSAND DOLLARS ($300,000.00) due and payable

with interest thereon from date at the rate of Six (6%) per centum per annum, to be paid: pursuant to the terms of the Mortgagors' Individual Guarantys.

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 Mortgagors, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagors 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

All that parcel or tract of land situated on the North side of Roper Mountain Road near the City of Greenville in Greenville County, South Carolina, and having according to a survey made by Piedmont Engineers & Architects on January 9, 1967, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book RRR, Page 13, the following metes and bounds, to-wit:

BEGINNING at a point in center of Roper Mountain Road at the Southeast corner of the tract of land herein described and at corner of property of McPherson, and runs thence along said McPherson line N 27-45 W 674.35 feet to an iron pin at the corner of land now owned by Haley B. Nations; thence along said Nations line S 70-12 W 180 feet to an iron pin; thence with the curve of an abandoned turn-around (the chord being N 66-36 W 72.90 feet) to an iron pin; thence still with the curve of an abandoned turn-around (the chord being S 30-30 W 58.90 feet) to an iron pin; thence still along the Nations line S 84-52 W 198.90 feet to an iron pin; thence along the line of other property of the Lowes to and through the center of a proposed road, S 6-18 E 553-37 feet to a point in center of Roper Mountain Road; thence along the center of said Roper Mountain Road N 85-56 E 412.7 feet to an iron pin; thence still along the center of said Roper Mountain Road N 85-07 E 307.3 feet to the beginning corner and contains 7.91 acres more or less.

(This mortgage is delivered to secure, in addition to the Individual Guarantys' described herein, all other indebtedness and liabilities of Mortgagors to Mortgagee, now and hereafter owing and however arising, whether direct or indirect, fixed or contingent, primary or secondary, provided however, the amount of said other indebtedness secured hereby, outstanding at any one time exclusive of said Individual Guarantys' shall not exceed $300,000.00, and a default under any instrument evidencing or securing said other indebtedness shall be deemed a default under this deed of bargain and sale.)

This is the same property conveyed to the Mortgagors by deed of Travis J. Cash, Jr. dated August 15, 1969, and recorded in Deed Book 874, at Page 65 in the Greenville County R.M.C. Office.

Together with all and singular rights, members, hereditaments, 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 Mortgagors 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 Mortgagors further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagors and all persons whomsoever lawfully claiming the same or any part thereof.

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