

STATE OF SOUTH CAROLINA
COUNTY OF Greenville
CO. S. C. MORTGAGE OF REAL ESTATE
TO WHOM THESE PRESENTS MAY CONCERN:

FILED
DEC 22 3 36 PM '79
DONALD S. TENNERSLEY
R.M.C.

Standing Springs
c/o The Patton Co.
P.O. Box 599
Mauldin S.C.
29662

WHEREAS, THU VAN NGUYEN, TRUSTEE

(hereinafter referred to as Mortgagor) is well and truly indebted unto LILLIAN K. GARRAUX,

(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 Thirty Six Thousand and No/100

Dollars (\$36,000.00) due and payable \$4,000.00 plus interest at 9% per annum on or before June 21, 1980, and payments of \$9877.44 on June 21, 1981, \$9877.44 on June 21, 1982, \$9877.44 on June 21, 1983, and \$9877.44 on June 21, 1984 with each payment to represent its amortized share of the principal and interest at 9% per annum. Any prepayments, which are specifically allowed without penalty, shall be deducted from the next due annual payment. *see back

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,

The major portion of those pieces, parcels or tracts of land, lying, being and situate in the State and County aforesaid and being shown on a plat of property of W. C. Armstrong and Mrs. W.H. Armstrong prepared by C.O. Riddle, R.L.S. in July, 1965, which plat is recorded in the R.M.C. Office for Greenville County in Plat Book KKK at Page 131 and which tracts are shown on said plat as the 57.79 acre tract and the 43.15 acre tract which tracts are herein described as one. The mortgaged premises are approximately 93.5 acres.

BEGINNING at an old stone near a branch at the northern most point of the within property (said stone lying on the boundary line between the within property and property now or formerly of West Virginia Pulp and Paper Co. and J.D. Griffith) and thence along said branch at the property line, the traverse line of which is S. 63-02 E. 453.4 feet to an iron pin; thence N. 83-04 E. 150.2 to an iron pin; thence S. 89-42 E. 240 feet to an iron pin; thence S. 83-17 E. 578.8 feet to an iron pin; thence along the old branch run S. 39-19 E. 174.7 feet to an iron pin; thence S. 50-00 E. 300 feet to an iron pin by a large sycamore on the western edge of the Reedy River; thence along said river as the property line, the traverse line of which is S. 53-23 E. 701.4 feet to an iron pin; thence S. 80-15 E. 320 feet to an iron pin; thence S. 12-00 W. 385 feet to an iron pin; thence S. 11-48 E. 792.8 feet to an iron pin on the western edge of said Reedy River; thence leaving said river and running S. 68-30 W. 1228.2 feet to an iron pin in the center of the old McKittrick Bridge Road; thence running along the center of said old McKittrick Bridge Road N. 65-27 W. 537.4 feet to an iron pin; thence N. 23-42 W. 213 feet to an iron pin; thence turning and running N. 60-27 E. 684 feet to an iron pin; thence turning and running N. 23-42 W. 354.5 feet to a nail and cap in the center of the new McKittrick Bridge Road; thence turning and running down the center of the new McKittrick Bridge Road S 60-05 W. 684.5 feet to a nail and cap in the intersection of the old McKittrick Bridge Road and the new run McKittrick Bridge Road; thence N. 34-42 W. 1776.4 feet to an iron pin; thence N. 26-04 E. 528.7 feet to the point of beginning.

THIS is the major portion of that property deeded to the mortgagor by deed recorded this date herewith, by Lillian K. Garraux.

SINCE the above referred to plat was drawn, a new cut version of McKittrick Bridge Road now runs between the 57.79 acre tract and the 43.15 acre tract and of course this conveyance is subject to said road right-of-way

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 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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