

Mortgagee's Address: Route 1, Fountain Inn, S. C. 29644

BOOK 1492 PAGE 398

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
JAN 2 1 37 PM '80  
S. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

DONNIE S. TANKERSLEY  
R.M.C.

WHEREAS, JOHN E. LAWSON, JR.,

(hereinafter referred to as Mortgagor) is well and truly indebted unto

LOUIE J. SMITH,

(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

---Six Thousand One Hundred and No/100----- Dollars (\$ 6,100.00 ) due and payable due and payable \$305.00 per quarter, plus interest at the rate of Nine per cent (9%) per annum, commencing on April 1, 1980, with payments to be made thereafter on July 1, 1980, October 1, 1980, and January 1, 1981; payments to continue on like day thereafter until paid in full. Balance to be applied first to interest, balance to principal.

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 4.05 acres on a plat entitled "Survey for John E. Lawson, Jr." prepared by Carolina Surveying Co. and dated December 12, 1979, and being more particularly described in accordance with said plat, to-wit:

BEGINNING at a nail and cap in Jenkins Bridge Road, said nail and cap being the joint corner with Mortgagor herein; and running thence along joint property line of Mortgagor herein S. 10-50 E. 739.7 feet to an iron pin and having crossed an iron pin 24.4 feet from the point of beginning; thence along the joint property line of Fowler S. 64-35 W. 275 feet to an iron pin; thence along the joint property line of Mortgagee herein N. 8-49 W. 659 feet to an iron pin; thence N. 47-25 E. 285.7 feet to the point of beginning.

This being the same property conveyed to the Mortgagor herein by deed of the Mortgagee herein dated December 20, 1979, and to be recorded of even date herewith.

This mortgage may be prepaid without penalty.

GCTD --- 1 JA0280 1339

STATE OF SOUTH CAROLINA  
DOCUMENTARY  
STAMP  
\$ 02.45

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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