

MORTGAGE OF REAL ESTATE—Prepared by WILKINS & WILKINS, Attorneys at Law, Greenville, S.C.

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GREENVILLE CO. S.C.

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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MORTGAGE OF REAL ESTATE

DONN TANKERSLEY TO ALL WHOM THESE PRESENTS MAY CONCERN:
S.M.C.

WHEREAS, WE, THOMAS F. FURLONG and ANNE S. FURLONG

(hereinafter referred to as Mortgagor) is well and truly indebted unto ECTA H. VAUGHN

(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

NINETEEN THOUSAND FIVE HUNDRED TWENTY FIVE & no/100 ----- Dollars (\$ 19,525.00) due and payable

\$9,762.50 on January 10, 1981, and \$9,762.50 on January 10, 1982

with interest thereon from date at the rate of ten(10%) per centum per annum, to be paid: annually
in addition 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, the Mortgagee's heirs, 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, near the city of Greenville, on the southern side of Hiawatha Drive and the western side of Botany Road and Imperial Drive, shown and designated as a 3.31 acre tract of property of Botany Woods, Inc., plat prepared by C. O. Riddle dated January 1972 and according to said plat, has the following metes and bounds, to-wit:

Beginning at an iron pin on the southern side of Hiawatha Drive in the joint front corner of this tract and Lot 230 of Sector V of Botany Woods Subdivision and running thence with the southern side of Hiawatha Drive N. 79-38 E. 118.8 feet to an iron pin in the intersection of Hiawatha Drive and Botany Road which intersection is curved, the chord of which is S. 80-21 E. 40.8 feet to an iron pin on the western side of said road; running thence with the western side of Botany Road and Imperial Drive, the following courses and distances, to-wit: S. 42-02 E. 85 feet; S. 27-26 E. 97.9 feet; S. 19-04 E. 65 feet; S. 20-10 E. 100.7 feet; S. 24-34 E. 100.2 feet; S. 26-15 E. 100 feet; S. 30-47 E. 100.5 feet to an iron pin at the line of property now or formerly of L. H. Tankersley, et al, running thence with that line S. 51-23 W. 74 feet to an iron pin in the center line of a creek; running thence along a traverse line N. 33-05 W. 43.2 feet to an iron pin; running thence N. 54-41 W. 435.2 feet to an iron pin at the corner of Eastanolle Street; running thence N. 54-51 E. 94.1 feet to an iron pin at the rear corner of Lot 230, Sector V, Botany Woods; running thence with the joint line of this tract and that lot N. 13-01 W. 269.7 feet to an iron pin, point of beginning.

This is the same property conveyed to mortgagors by mortgagee by deed dated January 10, 1980 to be recorded simultaneously with this mortgage.

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DEED
RECORDED
JAN 24 1980

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, 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 is 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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