

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE COUNTY, S. C.
FILED
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LANNERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, JOHN M. VAN DEN MEIRACKER AND MARY JANE C. VAN DEN MEIRACKER

(hereinafter referred to as Mortgagor) is well and truly indebted unto Vashtye R. Jenkins

(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

Sixteen Thousand Six Hundred Twenty-Five and no/100ths - - - Dollars (\$16,625.00) due and payable

THIS IS A PURCHASE MONEY MORTGAGE

with interest thereon from date at the rate of 12% per centum per annum, to be paid: in accordance with promissory note of even date herewith

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~~

ALL that piece, parcel or tract of land situate, lying and being in Greenville County, State of South Carolina, adjoining and lying to the west of the land above described, and designated as tract 21, in Block 1, on page 649.5 in Greenville County Block Book, and described as follows according to said Block Book:

BEGINNING at northwest corner of this tract, and running thence southwest 263 feet; thence southeast 50 feet; thence southwest 715 feet; thence southwest 650 feet; thence southeast 139 feet; thence east 1430 feet to point in line of Tract above described; thence north along line of said Tract 1056 feet to a corner of said Tract; thence north to the beginning corner, and containing 16.92 acres, more or less.

LESS HOWEVER: That piece of property reserved by Grantor on the northeastern side of Coster Road, a 50' right of way road, which cuts through the above described property it being the intent of Grantor to reserve all property on the northeast side of Coster Road, the property reserved is not surveyed and is shown as follows:

BEGINNING at a point on the northeastern edge of Coster Road, thence with said road approximately 570.1 feet more or less, thence northeast approximately 263 feet to an iron pin; thence S. 13-17 E. 1056 feet more or less to a point (note call in above description refers to this distance as 1056 feet more or less) thence in a westerly direction 39 feet more or less to beginning corner, the road referred to above is recorded in Deed Book 839, at Page 645.

This being the same property conveyed unto John M. Van Den Meiracker and Mary Jane C. Van Den Meiracker by deed of Vashtye R. Jenkins dated and recorded concurrently herewith.

NOTE: THIS MORTGAGE MAY NOT BE ASSUMED WITHOUT WRITTEN PERMISSION OF MORTGAGEE. NO PENALTY FOR PRE-PAYMENT OF PRINCIPAL OR INTEREST.

RECORDED
INDEXED
DOCUMENTARY
FEB 12 1980
GREENVILLE COUNTY, S.C.

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 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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