

FILED
GREENVILLE CO. S. C.
STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE FEB 3 24 PM '81
DONNIE S. TANKERSLEY
R.M.C.

BOOK 1531 PAGE 521
MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Wayne P. Halli and Georgia K. Halli

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

J. E. Serrine Company Emp. F.C.U., P.O.Box 5456 Station B, Greenville, S.C. 29606
(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 and 00/100----- Dollars (\$6,000.00) due and payable

As shown on Note

with interest thereon from _____ at the rate of _____ per centum per annum, to be paid:

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 tract of land situate, lying and being on the southwestern side of Flatwoods Road near Marietta, in the County of Greenville, State of South Carolina and shown and designated as Tract #8 containing 3.24 acres on plat prepared by W. R. Williams, Jr., Engineer/Surveyor entitled "Survey for Walker Properties", recorded in the R.M.C. Office for Greenville County in Plat Book 6-V at Page 14 and according to said plat has the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of Flatwoods Road at the joint front corner of Tracts #7 and 8 and running thence with the joint line of said tracts S. 41-25 W., 353.3 feet to an iron pin; thence N. 38-39 W., 375.4 feet to an iron pin; thence N. 48-32 E., 413.5 feet to an iron pin in the center of Flatwoods Road; running thence with the center of said road S. 46-23 E., 60 feet to a point; thence S. 36-44 E. 100 feet; thence S. 24-15 E., 90 feet to a point; thence S. 10-28 E., 100 feet to the point and place of beginning.

This is the same property acquired by the mortgagors from deed of Edward Davis Gilmer, Jr. recorded Feb. 3, 1981.

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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