

417 N. Maple Street, Simpsonville, S. C. 29681
MORTGAGE OF REAL ESTATE—Offices of John G. Cheros, Attorney at Law, Greenville, S. C.

FILED
STATE OF SOUTH CAROLINA GREENVILLE CO. S. C.
COUNTY OF GREENVILLE FEB 11 10 23 AM '81 MORTGAGE

DONNIE S. TANKERSLEY
TO ALL WHOM THESE PRESENTS MAY CONCERN:
Jesse L. Hartley

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto Arthur L. Dutton
(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 One Hundred Eight Thousand and no/100----- DOLLARS (\$108,000.00),
with interest thereon from date at the rate of 11 per centum per annum, said principal and interest to be repaid:

Due and payable in monthly installments of \$1,832.43 each month beginning March 10, 1981 and continuing on the same day of each month, with the entire balance due and payable on or before seven years from date. Mortgagor may prepay in whole or in part at any time without penalty.

The mortgagee agrees to subordinate the lien of the within mortgage to a construction loan mortgage for the within property.

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,

All that piece, parcel or lot of land lying in the State of South Carolina, County of Greenville, shown as Property of Arthur L. Dutton, recorded in Plat Book CGG at page 107 and having such courses and distances as will appear by reference to said plat.

ALSO: The adjacent property beginning at an iron pin on the western side of Laurens Road, joint front corner with the above described property and running thence along the western side of Laurens Road, S. 30-51 E. 83.8 feet to an iron pin; thence S. 65-17 W. 250 feet; thence N. 32-52 W. 66.6 feet and N. 61-15 E. 250 feet to the point of beginning.

Being the same property conveyed by Arthur L. Dutton by deed recorded herewith.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

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