

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

GREENVILLE S.C.

BOOK 1541 PAGE 814

MAY 25 1981 MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:  
BONNIE W. WATERSLEY

WHEREAS, we, Kermit D. LaForce and Dorothy Ann B. LaForce,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Melvin K. Younts  
P. O. Box 566, Fountain Inn, S. C. 29644

(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 Thirty-eight Thousand and No/100  
Dollars (\$ 38,000.00) due and payable

\$480.80 on the 20th day of June 1981 and on the 20th day of each month thereafter, with interest first deducted and balance to principal, with right of anticipation,

with interest thereon from date at the rate of thirteen per centum per annum, to be paid monthly.

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, near the Town of Fountain Inn, containing 22.70 acres, more or less, as shown on a plat entitled "Survey Per Request of Kermit LaForce", prepared by J. L. Montgomery III, R.L.S., dated May 16, 1981 with the following metes and bounds, to-wit:

BEGINNING at a nail and bottle cap in the center of Goldsmith Road, joint corner with other lands of grantor, and running N. 10-04 W. 947.68 feet to an iron pin, passing over an iron pin 25 feet from the center of Goldsmith Road; thence turning and running S. 85-44 W. 218.11 feet to an iron pin; thence N. 26-11 E. 1424.51 feet to center line of Durbin Creek; thence along the meanderings of the center line of said creek, S. 65-00 E. 180 feet; thence S. 22-00 E. 125 feet; thence S. 1-30 W. 75 feet; thence S. 59-30 E. 166 feet; thence S. 81-00 E. 50 feet; thence S. 44-23 E. 74.88 feet; thence N. 68-59 E. 87.60 feet; thence S. 34-18 E. 103.40 feet; thence leaving said creek, S. 38-22 W. 1183.1 feet to an iron pin; thence S. 16-29 E. 667.9 feet to an iron pin; thence S. 25-44 W. 50.64 feet to a nail and bottle cap in the center of Goldsmith Road; thence continuing in the center of said road, S. 80-23 W. 100 feet to a nail and bottle cap; thence S. 66-32 W. 100 feet to a nail and bottle cap; thence S. 54-11 W. 100 feet to a nail and bottle cap, being the point of beginning.

This being the identical property as conveyed by the mortgagor to the mortgagee herein by deed dated May 21, 1981 and recorded in the R.M.C. Office for Greenville County in Deed Book 1148, Page 559, on MAY 21, 1981.

Mortgagee agrees to release approximately one acre and any ingress and egress necessary or required in order for Mortgagor to obtain any permanent home financing on the basis of payment to Mortgagee of double per-acre cost.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
DOCUMENTARY  
STAMP  
MAY 25 1981

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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