

MORTGAGE OF REAL ESTATE -
GREENVILLE CO. S. C.

BOOK 1555 PAGE 839

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OCT 21 3 21 PM '81 MORTGAGE OF REAL ESTATE

DONNIE S. TANN TO STEVE ERICKSON WHOM THESE PRESENTS MAY CONCERN:
R.M.C.

WHEREAS, Steve Erickson -----

(hereinafter referred to as Mortgagor) is well and truly indebted unto Wilson Farms Company, a general partnership

(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 Five Thousand Five Hundred and No/100 -----

-----Dollars (\$ 5,500.00---) due and payable

Due and Payable as stated in note.

with interest thereon from date at the rate of ten (10) per centum per annum, to be paid: as stated in note.

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:

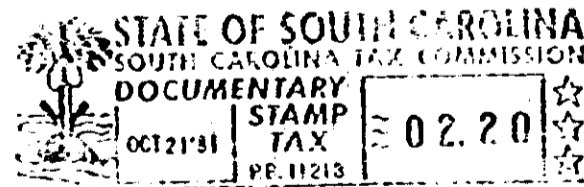
"ALL that certain piece, parcel or lot of land, with all unimprovements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of

ALL that piece, parcel or tract of land located, lying and being on the northwestern side of Hawks Nest Road near Travelers Rest, in the County of Greenville, State of South Carolina and shown and designated as Tract #4 on a plat prepared by W. R. Williams, Jr., P.E./L.S. entitled "Property of Walker Properties" recorded in the R.M.C. Office for Greenville County in Plat Book 7A at Page 1 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point in the center of Hawks Nest Road at the joint front corner of the within tract and Tract #5 as shown on said plat; running thence along the line of said tracts S. 74-43 W., 428.2 feet to an iron pin in the line of Tract #7; running thence N. 50-49 W., 338.6 feet to a point in the center of right-of-way of Slater Road; running thence along the center of Salter Road N. 10-26 W., 41.7 feet to a point; thence N. 65-38 E., 32.9 feet to an old iron pin on or near the edge of the right-of-way of Slater Road at the joint corner of the within tract and property now or formerly of Youngblood; thence N. 35-32 E., 118.3 feet to a point; thence N. 43-19 E., 195.5 feet to an old iron pin; thence N. 49-12 E., 166.4 feet to an iron pin at the joint corner of the within tract and Tract #3; thence S. 33-45 E., 512.3 feet to a point in the center of the cul-de-sac of Hawks Nest Road; running thence S. 27-19 E., 86.5 feet to a point at the joint corner of Tracts #4 and #5; point and place of beginning.

This is the same property conveyed to the Mortgagor herein by deed of Wilson Farms Company, a general partnership recorded in the R.M.C. Office for Greenville County in Deed Book 1148 at Page 323 on the 19 day of October, 1981.

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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 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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