

Linda C. Jones, P. O. Box 1846, Easley, S. C. 29640

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
AND SPARTANBURG

}

1982
EASLEY

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

WHEREAS, American Land Development Corp.

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

Linda C. Jones, her heirs and assigns,

(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

Forty-Five Thousand and 00/100 -----Dollars (\$ 45,000.00) due and payable

in accordance with the terms of the Note executed even date herewith.

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, the Mortgagee's heirs, 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 _____ lying partially in Greenville County, partially in Spartanburg County, in the City of Greer, containing 16.845 acres, more or less, in accordance with a plat entitled "Survey for American Land Development Corp." prepared by Freeland & Associates, Surveyors, dated April 24, 1981, and reference is hereby made to such plat for a more specific description of the subject property.

This being the same property conveyed to Mortgagor by deed of Callie C. Gravely, same as Callie Gravley, and Vallie C. Vaughn, same as Valley Vaughan, August 21, 1981, recorded in the Greenville RMC Office at Book 1154, page 201, and Spartanburg RMC Office Book 48-J, page 953.

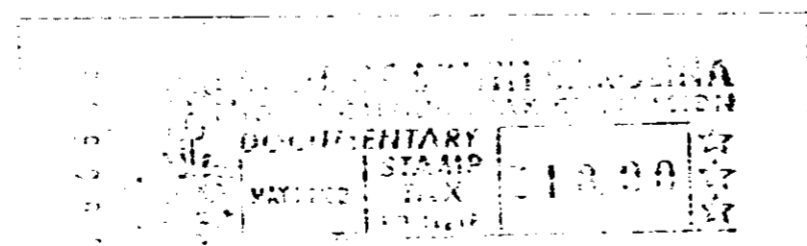
ALL that lot of land in the State of South Carolina, in the City of Greer, primarily in Greenville County, and being shown and designated as "0.151 acres - Prop. of Robert E. Osbon" on a plat entitled "Survey for American Land Development Corp." prepared by Freeland & Associates, Surveyors, dated August 19, 1981, and reference is made to such plat for a more particular description of the subject property.

This being the same property conveyed to Mortgagor by deed of Robert E. Osbon, August 21, 1981, recorded in Greenville RMC Office in Book 1154 at page 205, and Spartanburg RMC Office in Book 48-J at page 952.

ALL those two small parcels of land located in the State of South Carolina, in the City of Greer, primarily in Greenville County, consisting of two small parcels shown and designated as "0.004 acres - Prop. of Vallie C. Vaughn" on a plat entitled "Survey for American Land Development Corp." prepared by Freeland & Associates, Surveyors, dated August 19, 1981, and reference is made to such plat for a more particular description of the subject property.

This being the same property conveyed to Mortgagor by deed of Callie C. Gravely, August 21, 1981, recorded in Greenville RMC Office in Book 1154 at page 208, and Spartanburg RMC Office in Book 48-J at page 951.

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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 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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