

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

RECORDED
S.C.
PL 182
TINSLEY

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

510 W. Main St.
Fountain Inn, SC
29644

BOOK 1574 PAGE 758

WHEREAS, H. MURK GAULT and MARY A. GAULT

(hereinafter referred to as Mortgagor) is well and truly indebted unto LILA A. GAULT

(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/100ths Dollars (\$ 5,500.00) due and payable

AS SET FORTH BY NOTE OF MORTGAGORS OF EVEN DATE

~~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:~~

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, in the Town of Fountain Inn, being known and designated as Tract A and Tract B on a survey prepared for H. Murk Gault, by J.L. Montgomery, III, RLS, dated July 5, 1982, and recorded in the RMC Office for Greenville County in Plat Book 9-D, at page 20, and with Tract A having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint front corner of property now or formerly of J. Richardson and North Weston Street Extension, and running thence with North Weston Street Extension S. 78-54 E., 25.89 feet to an iron pin, joint corner with property now or formerly of Alice J.G. Thomason; thence running with the Thomason line S. 6-59 E., 198.95 feet to an iron pin; thence turning and running S. 68-30 E., 50.98 feet to an iron pin; thence continuing S. 58-15 E., 158.96 feet to an iron pin; thence turning and running N. 36-17 E., 50.0 feet to an iron pin; thence turning and running with the property line of I.E.G. Gault, S. 37-29 E., 80.19 feet to an iron pin; thence turning and running with the property line still of I.E.G. Gault, S. 36-00 W., 209.78 feet to an iron pin; thence turning and running S. 37-28 E., 126.41 feet to an iron pin; thence turning and running N. 60-53 W., 28.52 feet to an iron pin, joint corner with property now or formerly of Agnew, S. 31-17 W., 262.96 feet to an iron pin; thence turning and running N. 60-50 W., 85.02 feet to an iron pin; thence N. 60-58 W., 53.04 feet to an iron pin; thence turning and running with the line of the Babe Gault Estate N. 39-36 E., 70.0 feet to a Persimmon Tree; thence turning and running N. 59-46 W., 142.5 feet to an iron pin; thence turning and running S. 23-08 W., 60.3 feet to an iron pin; thence turning and running N. 56-06 W., 31.78 feet to an iron pin; thence N. 75-01 W., 44.02 feet to an iron pin; thence N. 36-45 E., 246.7 feet to an iron pin; thence N. 39-10 E., 180.0 feet to an iron pin; thence turning and running N. 50-50 W., 137.5 feet to an iron pin; thence turning and running N. 64-37 E., 57.3 feet to an iron pin; thence turning and running N. 3-59 W., 202.8 feet to an iron pin, the point of beginning.

ALSO:

Tract B, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeastern side of N. Weston Street Extension, joint corner of the within described property and property of R. Tinsley, and running thence along the edge of N. Weston Street Extension, N. 34-52 E., 44.6 feet to an iron pin; thence turning and running S. 52-18 E., 155.35 feet to an iron pin; thence S. 52-39 E., 152.0 feet to an iron pin; thence N. 75-01 W., 31.88 feet to an iron pin; thence N. 60-42 W., 80.05 feet; thence N. 63-30 W., 95.18 feet thence N. 53-12 W., 104.3 feet to the point of beginning.

THIS being the same property conveyed to the Mortgagors by deed of Mortgagee of even date to be recorded simultaneously herewith,

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.

RECORDED
JUL 11 1982
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