102 Ramblewood Lane, Greenville, S.C. 29615

800x 1582 PAGE 595

MORTGAGE OF REAL ESTATE - Offices of Yarborough, Mortgage Smock, Attorneys at I aw, Greenville, S. C.

STATE OF SOUTH CAROLINA COUNTY OF

MORTGAGE OF REAL ESTATE 2 57 PH 1820 ALL WHOM THESE PRESENTS MAY CONCERN:

DONNIE S. TANKERSLEY R.M.C.

WHEREAS,

PARK ASSOCIATES, a South Carolina limited partnership,

(hereinafter referred to as Mortgagor) is well and truly indebted unto LLOYD D. AUTEN

Agreement

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promisions made of even date herewith, the terms of which are incorporated herein by reference, haxbeenexx

Said Agreement provides for the payment by Mortgagor to Mortgagee of Ten Thousand and No/100 (\$10,000.00) Dollars under certain conditions set out in said Agreement.

WORK TOROUGH APERSONAL FRANK

XXXXXXXXXXX

NECKSOOMEN AND REPORT AND REAL 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 Mortgagoe at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagoe 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 Mortgagoe, 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 those certain pieces, parcels or tracts of land situate, lying and being in the State of South Carolina, County of Greenville, being more particularly shown on Exhibits "A" and "B" attached hereto and made a part hereof by reference.

This is the identical property conveyed to the Mortgagor herein by Orchard Park Associates, a South Carolina general partnership, by deed dated September 28, 1982, recorded in the R.M.C. Office for Greenville County on October 4, 1982, in Deed Book <u>1175</u> at Page <u>61</u>.

	OF SOL	
2 OC 6 82		
145		

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 bousehold 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 Mortgagoe forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.