

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

APR 14 9 16 AM '83
DONNIE S. LERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Albert W. Anderson and Muriel R. Anderson

(hereinafter referred to as Mortgagor) is well and truly indebted unto Vashtye R. Jenkins

(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 Thousand and No/100-----

Dollars (\$ 40,000.00) due and payable

with interest thereon from n/a at the rate of n/a per centum per annum, to be paid:
per terms of note 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:

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:

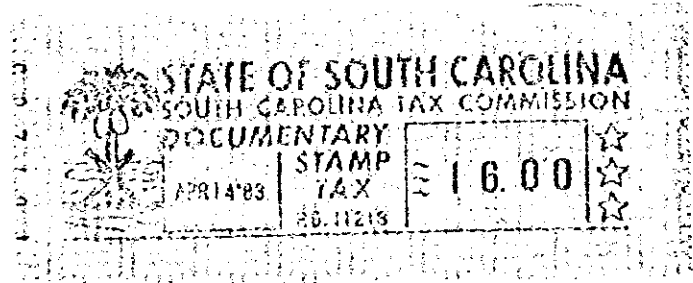
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville:

ALL that certain piece, parcel or tract of land situate, lying and being in the County of Greenville, State of South Carolina, on headwaters of Mush Creek, and according to plat made by Terry T. Dill, March 18, 1963, has the following metes and bounds, to-wit:

BEGINNING at a point at the joint front corner of instant property and that now or formerly of Walter Thompson and Mush Creek-Mountain View Road; thence with said road S. 33-30 E. 604 eet to a point in said road; thence continuing with said road S. 25-35 E. 662 feet and 5 inches to a point in said road; thence S. 9-15 W. 448 feet to a point (axle) in line of Jesse Leopard property; thence with the Leopard property line S. 58-00 W. 1207 feet to an iron pin; thence N. 42-01 W. 684.2 feet; thence N. 29-10 E. 1922 feet to the beginning corner, being 49.04 acres, more or less.

This is a portion of the property conveyed from Henry D. Burns to Samuel T. Jenkins and Vashtye R. Jenkins by deed recorded in Greenville County RMC Office in Deed Book 784 page 421, on October 21, 1965. Samuel T. Jenkins is now deceased, having passed away on January 1, 1972, and leaving as her sole heir Vashtye R. Jenkins. See Greenville County Probate Court Apartment 1211, file 11. And being conveyed to Albert W. Anderson and Muriel R. Anderson by deed of Vashtye R. Jenkins dated April, 1983, and recorded in the RMC Office for Greenville County in Deed Book 1196 at page 349.

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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.