HAR 17 3 21 PH '72 STATE PE TENERAS WHITH COUNTY OF REMEMBERS LILE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS

CARDINAL LAKE PROPERTIES, a Partnership

(hereinafter referred to as Mortgagor) is well and truly indebted un to L. H. TANKERSLEY, P. D. TANKERSLEY,

ALLEN L. CAUSEY and OTTIS R. CAUSEY

(hereinalter referred to as Mortgages) 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 SEVENTY-EIGHT THOUSAND ONE HUNDRED and —————no/100————Dollars (\$ 78,100.00) due and payable

in four annual payments of \$19,525.00, the first payment due on March 14, 1973, and a like payment on the 14th day of March each year thereafter, with the right to anticipate without penalty,

with interest thereon from date at the rate of seven per centum per annum, to be paid: annually

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 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 piece, parcel or lot of land situate, lying and being in Greenville County, South Carolina, containing 95.85 acres, more or less, less, however, the four lots hereinafter mentioned, said property being known as Cardinal Lake Estates as shown by plat recorded in Plat Book XX at Page 139, said tract including two acres as shown by plat recorded in Plat Book DDD at Page 51 and being identically the same property conveyed by deeds recorded as follows:

Deed Book 622, Page 299, Deed Book 625, Page 465, Deed Book 704, Page 239, Deed Book 708, Page 309 and Deed Book 722, Page 539, less, however, Lots Nos. 1, 2, 3 and 41 as shown on said plat of Cardinal Lake Estates, which lots have heretofore been conveyed.

Said property is further shown as Lots Nos. 54.1, 55.1, 56, 56.1 and 61.1, Block 1, at Page 498.1 of the County Block Book.

Х<u>ЯККХЯНЖКИЙЯНКХЖНХЯНЙХНЯЙЯВИНЯХВКХНЯЖНЯХНЯХНЯЖКЯНХЯНКЯНЖИКАХНИКАХЯНИВИНИВИ</u> Х<u>ЯНИМАКХИНИНКХНЯХИНИЙХИНЯКИМЖИХИХИКИХНИНКНЯЙЯЙНЯХИНЯКИМИКИНИКИКИКИКИНИКИНИКИНИКИ</u> ЖЯХЁННКХЖКХКИЯХНЯНЯЖИНЯЖИНЯККИКУКИМУЛИКНЯЙЯЯМЯХЯЙЯНЖХЕНЖЯВЯНХ<u>Т</u>ЯКЯ ХЯНКХЕКИК

The Mortgagees agree to release the first ten lots without any consideration as they are sold by the Mortgagor, provided Mortgagors are not delinquent in any payments of principal or interest; on the remainder of the lots Mortgagees agree to release said lots upon the payment by Mortgagor of \$1,000.00 for each lot sold.

Together with all and singular rights, members, herditaments, 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 thereform, and including all heating, plumbing, and lighting pertaining, and of all the rents, issues, and profits which may arise or be had thereform, and including all heating, plumbing, and lighting pertaining, and of all the rents, issues, and profits which may arise or be had thereform, 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 and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances are free and clear of all liens and encumbrances are free and clear of all liens and encumbrances are free and clear of all liens and encumbrances are free and clear of all liens and encumbrances are free and clear of all liens and encumbrances are free and clear of all liens and encumbrances are free and clear of all liens and encumbrances are free and clear of all liens and encumbrances are free and clear of all liens and encumbrances are free and clear of all liens and encumbrances are free and clear of all liens and encumbrances are free and clear of all liens and encumbrances are free and clear of all liens and encumbrances are free and clear of all liens and encumbrances are free and clear of all liens are free and cliens are free and clear of all liens are free and clear of all li