

1113-808

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

WILEY & ASSOCIATES  
ATTORNEYS AT LAW  
GREENVILLE, S. C.

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

WHEREAS, WILEY & ASSOCIATES, Attorneys at Law,

have caused to be executed by them a certain Mortgage of Real Estate in and to the County of Greenville, State of South Carolina,

herein after referred to as Mortgage, the terms of which are in substance as follows: TO ONE HUNDRED SEVENTEEN THOUSAND AND NO/100-----

----- Dollars \$117,000.00 due and payable in full six (6) months after date,

with interest thereon from date of the rate of ~~two~~ above the prime rate established by The Citizens & Southern National Bank of S. C., adjusted monthly, payable at maturity.

WHEREAS, the Mortgage has been duly recorded in the said Mortgage Book, the same may be duly used to or for the Mortgagee's account for taxes, assessments, and other charges, and for the purposes herein provided.

NOW, KNOW ALL MEN, That the Mortgagee, in order to secure the payment thereof, and of the interest thereon, has caused to be executed by him a certain Mortgage of Real Estate in and to the County of Greenville, State of South Carolina, the terms of which are in substance as follows: TO ONE HUNDRED SEVENTEEN THOUSAND AND NO/100----- Dollars \$117,000.00 due and payable in full six (6) months after date, with interest thereon from date of the rate of ~~two~~ above the prime rate established by The Citizens & Southern National Bank of S. C., adjusted monthly, payable at maturity.

ALL that certain parcel of land, with the improvements thereon hereinafter described, situate, lying and being in the State of South Carolina, County of Greenville, City of Mauldin, containing 19.82 acres, as shown on a plat prepared by C. O. Riddle, dated September, 1967, entitled "Property of W. R. Austin," and having according to said plat the following rates and bounds, to-wit:

BEGINNING at an iron pin on the westerly side of Miller Road, which iron pin is located at the southern boundary of the premises described herein and the northerly boundary of land now or formerly of Alfred L. Vaughn; running thence S. 76-47 W. along land now or formerly of said Alfred L. Vaughn 792 feet to an iron pin; thence S. 22-34 W. along land now or formerly of Maude G. Laton 304.7 feet to an iron pin; thence S. 79-12 W. along land now or formerly of Ralph W. and Lola Hawks 188.8 feet to an iron pin; thence N. 4-11 W. along land now or formerly of Alice Johnson 100.3 feet to an iron pin; thence N. 0-25 W. and along land now or formerly of said Alice Johnson and land of others 409.3 feet to an iron pin located at the bank of a branch or brook which is the line, and said centerline of the brook represents the boundary of the subject property where said brook adjoins the property; running thence N. 37-29 E. along said branch or brook, 397 feet to an iron pin; running thence N. 20-19 W. 413.2 feet to an iron pin at land now or formerly of Annie S. Fowler; running thence S. 53-48 E. along land now or formerly of said Annie S. Fowler 244.2 feet to an iron pin; running thence N. 34-22 E. and along land now or formerly of said Annie S. Fowler 180 feet to an iron pin; running thence S. 51-08 E. along land now or formerly of Lily S. Blakely 503.8 feet to an iron pin; running thence S. 89-09 E. and along land now or formerly of said Lily S. Blakely 279.8 feet to an iron pin at the westerly side of Miller Road; running thence S. 6-36 W. and along the westerly side of Miller Road 436.3 feet to an iron pin; thence continuing along the westerly side of Miller Road S. 11-56 W. 182.6 feet to the point or place of beginning.



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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 Mortgagee covenants that it is lawfully seized of the premises hereinafore 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 Mortgagee further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, it and against the Mortgagee and all persons whomsoever lawfully claiming through or by part thereof.

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