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MORTGAGE OF REAL ESTATE—Offices of Love, Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.

FILED
GREENVILLE CO. S. C.

PO Box 485
Travelers Rest, SC 29690

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MAY 4 2 06 PM '79
DONNIE S. TANKERSLEY MORTGAGE
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN: Freddie L. Rowland and Donnie R. Rowland
(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto Bank of Traveler's Rest

(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 Twenty Thousand and No/100ths (\$20,000.00)

DOLLARS (\$ 20,000.00)

with interest thereon from date at the rate of 11% per centum per annum, said principal and interest to be repaid: in monthly installments of \$275.51 per month commencing not more than 45 days from date with a like payment on the same date of each month thereafter until paid in full. All interest not paid when due to bear interest at the same rate as principal.

At the option of the mortgagee, the indebtedness secured hereby shall become due and payable if the mortgagor shall convey the mortgaged premises or if the title thereto shall become vested in any other person or party for any other reason whatsoever.

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 Bates Township, partially running on Whitehorse Road extension, containing 41.28 acres total, being particularly shown on a Plat or survey for Freddie L. Rowland and Donnie R. Rowland dated March 9, 1979, by Carolina Surveying Company, by Bob Bruce, registered land surveyor number 1952 and being more particularly described by metes and bounds thereon as follows:

BEGINNING at a point in the center line of Whitehorse Road Extension, and subject to the said Whitehorse Road Extension as shown on the Plat, thence N. 54-13 W. 280.5 feet to an iron pin; thence S. 35-48 W. 449.9 feet to an iron pin; thence S. 35-45 W. 235.1 feet to an iron pin; thence N. 76-01 W. 320.2 feet to an iron pin; thence N. 76-25 W. 477.3 feet to an iron pin; thence N. 75-57 W. 631.7 feet to an iron pin; thence N. 87-24 W. 1,082.2 feet to an iron pin; thence N. 21-58 W. 149.6 feet to an iron pin; thence N. 21-23 W. 221.1 feet to an iron pin; thence N. 85-00 E. 2,781.1 feet (line of division, property of Payne) to an iron pin (joint corner with Brook); thence S. 4-35 E. 204 feet to an iron pin; thence N. 85-25 E. 239.4 feet to an iron pin; thence S. 70-23 E. 99.8 feet to an iron pin; thence S. 59-08 E. 218.5 feet to a point in Whitehorse Road Extension (subject to Whitehorse Road Extension); thence S. 12-13 W. 104.6 feet to a point as shown on the Plat; thence S. 20-24 W. 155 feet (continuing Whitehorse Road Extension) to the point of beginning.

DERIVATION: Deed of Frank P. McGowan, Jr., as Master in Equity for Greenville County, recorded May 4th, 1979 in Deed Book 1101 at Page 782

Plat for Freddie Rowland & Donnie Rowland to be recorded in the RMC Office for Greenville County;

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
MAY 4 1979
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