

GREENVILLE S.C. MAR 11 4 36 PM '81 BOOK 1534 PAGE 923

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

DONNIE FARRERSLEY MORTGAGE OF REAL ESTATE  
R.M.C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, RONALD J. SHIRLEY,

(hereinafter referred to as Mortgagor) is well and truly indebted unto  
ASSOCIATED BUILDERS AND DEVELOPERS, INC.

(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

THIRTY THOUSAND AND NO/100 ----- Dollars (\$ 30,000.00 ) due and payable  
Per terms of note of even date herewith.

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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 on the northern side of Bradley Road (S.C. Hwy. #S23-169) in Chick Springs Township, being shown as lots # 4, 12, 14, 15 and 16 on an unrecorded plat of Forest View made by R.B. Bruce, Surveyor, dated April 9, 1971 with an undeveloped tract to the rear or north of Lots 12 and 14 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Bradley Road on the corner of Lots 4 and 5 (said iron pin being located 250-feet east, more or less, of the intersection of Rainey Road and Bradley Road) and running thence along the line of Lot # 5 N. 0-20 E. 350-feet to an iron pin; thence along the rear line of Lot # 5 S. 89-40 E. approximately 195-feet to an iron pin at the joint rear corner of Lots # 16 and 17; thence with a common line of said lot N. 20-10 E. 350.3-feet to a point on an unopened street known as Forest View Lane; thence along the southern side of said unopened street, along the front lines of Lots 14, 15 and 16, as follows: N. 79-30 W. 470-feet to a point; N. 61-30 W. 100-feet to a point, N. 48-50 W. 79-feet to a point, N. 35-04 W. 55.6-feet to a point and N. 31-08 W. 85-feet to an iron pin; thence with the terminus of said street, on an undeveloped tract N. 38-56 E. 61-feet to a point and S. 62-32 E. 65-feet to a point and the line of Lot # 12; thence along the northern side of said unopened street with the frontage of Lot 12, as follows: S. 12-53 W. 60-feet to a point; S. 39-30 E. 100-feet to a point; S. 59-30 E. 100-feet to the point and S. 79-30 E. 300-feet to an iron pin at the joint front corner of the Lots 11 and 12; thence along the line of Lot # 11 N. 10-30 E. 325-feet to an iron pin; thence N. 79-30 W. 195-feet to an iron pin; thence leaving lot # 12 along the line of undeveloped tract N. 12-33 W. 697.4-feet to a point in the center line of Wolf Creek; thence with Wolf Creek as the line and following the center line thereof as follows: N. 77-10 W. 92-feet to a point, and N. 74-17 E. 273.6-feet to a point; thence S. 7-15 W. 1052-feet to an iron pin near the line of Lot No. 14; thence S. 45-00 W. 97.6-feet to an iron pin in Lot No. 14; thence along the rear line of Lots 1 and 2 S. 47-21 E. 355-feet to an iron pin; thence S. 47-21 E. 162-feet to an iron pin; thence S. 49-48 E. along the rear line of Lot # 3 146.8-feet to an iron pin; thence along the common line of Lots # 3 and 4 S. 0-20 E. 350-feet to an iron pin on Bradley Road; thence along the northern side of Bradley Road S. 89-40 E. 250-feet to the point of beginning

The above property is a portion of the property conveyed to the mortgagor by deed of even date herewith and being conveyed to mortgagee by Dixie Enterprises, Inc. as recorded in the R.M.C. Office for Greenville County in Deed Book 1118, at Page 235 on December 31, 1979.

ALSO: ALL that piece, parcel or lot of land known as an unopened and undedicated street called Forest View Lane in Chick Springs Township in Greenville County, South Carolina shown on a plat of FOREST VIEW made by R. B. Bruce, Surveyor dated April 9, 1971, lying in front of Lots # 11, 12, 14, 15 and 16 (CON'T)

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.

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