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GREENVILLE CO. S.C. FILED

MORTGAGE OF REAL ESTATE—Prepared by RILEY AND RILEY, Attorneys at Law, Greenville, S. C. BOOK 1549 PAGE 979

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DONNIE S. TANKERSLEY R.M.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Douglas M. Dacko and Margaret J. Dacko

(hereinafter referred to as Mortgagor) is well and truly indebted unto Jenk's, 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

Five Thousand, Eight Hundred and no/100----------Dollars ($ 5,800.00---) due and payable in 120 equal monthly installments of $83.22 beginning September 1, 1981,

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

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 piece, parcel or tract of land located in Greenville County, State of South Carolina, on the western side of Bordeaux Drive, containing 4.0 acres, more or less, and being more particularly described according to a plat entitled "Prepared for Douglas M. and Margaret J. Dacko" prepared by J. L. Montgomery, III, R.L.S., and recorded in the R.M.C. Office for Greenville County in Plat Book 8-S at Page 68, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin found along the center line of Bordeaux Drive and running thence along the center line of Bordeaux Drive N. 50-05 W. 100.0 feet to an iron pin found along Bordeaux Drive; thence continuing along Bordeaux Drive N. 26-41 W. 110.9 feet to an iron pin found along the center line of Bordeaux Drive; thence running along property now or formerly of L. K. Jasch S. 45-42 W. 538.13 feet to an iron pin placed; thence S. 00-38 W. 11.0 feet to a point; thence running along a line along Reedy Fork Creek S. 15-41 E. 292.0 feet to a point along Reedy Fork Creek; thence continuing along said creek S. 61-18 E. 88.0 feet to a point; thence continuing along Reedy Fork Creek S. 88-58 E. 77.1 feet to a point; thence continuing along Reedy Fork Creek N. 15-19 E. 75.3 feet to a point; thence continuing along Reedy Fork Creek N. 39-54 E. 71.0 feet to an iron pin found along property now or formerly of Jenkins; thence continuing along property now or formerly of Jenkins N. 14-29 E. 241.6 feet to an iron pin found; thence N. 39-11 E. 241.67 feet to an iron pin found along the center line of Bordeaux Drive, the point of beginning.

This being the same property conveyed to the Mortgagors by deed of Jenk's, Inc. of even date to be recorded herewith.

This property includes the land only to the right of way of County roads and to the center of Reedy Fork Creek.

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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.

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