

C82-240
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
NOV 11 2 56 PM '82
CO. S. C.
TO ALL WHOM THESE PRESENTS MAY CONCERN:

DONNIE L. TANAERSLEY
R.M.C.

WHEREAS, I, MELVIN R. LAUNYUS

(hereinafter referred to as Mortgagor) is well and truly indebted unto BARBARA J. POLK AND JAMES C. POLK

Box 283 North Myrtle Beach, S.C. 29582

(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

Two-Hundred Thousand and no/100ths-----Dollars (\$ 200,000.00) due and payable

in barter trade units of Barter Systems of Greenville, San-Del Corporation, according to the terms and conditions of a promissory note of even date herewith.

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

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

ALL that piece, parcel or tract of land, together with all buildings and improvements thereon, situate, lying and being on the Eastern side of Piney Mountain Road, lying between the rights of way of Southern Railway and P. and N. Railway, and being more particularly described according to a topographic map prepared for Precisions Machine Works, Inc. by James M. Beeson, September 7, 1954, and being more particularly described in a deed of the Mortgagee herein to the Mortgagor of even date herewith and recorded in Deed Book 1177 at page 115; reference thereto being made a more completed description.

THIS being the same property conveyed to Barbara J. Polk by deed of Grover C. Parham dated October 19, 1979 and recorded in the RMC Office for Greenville County, S.C. in Deed Book 958 at Page 549.

ALSO:

ALL that piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, containing 4.08 acres, more or less, lying and being between the right of way of P & N Railway Co. and Southern Railway Co., Chicks Springs Township and having according to plat made by R.E. Dalton as revised in 1948, and being more particularly described in a deed of the Mortgagee herein to the Mortgagor of even date herewith and recorded in Deed Book 1177 at page 115; reference thereto being made for a more complete description.

THIS being the same conveyed to Barbara J. Polk by deed of Parham Construction Company, Inc., dated June 28, 1974 and recorded in the RMC Office for Greenville County, S.C. on July 2, 1974 in Deed Book 1002 at page 289.

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STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
\$ 80.00

GREENVILLE
COUNTY
SOUTH CAROLINA
DEED RECORDING
OFFICE

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident thereto, including, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures, and 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 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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