

MORTGAGE OF REAL ESTATE—Offices of ~~FILED~~ Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.  
GREENVILLE CO. S. C.

JAN 4 4 26 PM '72

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

OLLIE FARNSWORTH  
R. H. C. MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Donald G. Kubler & Rose B. Kubler  
(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto Lowell H. Tankersley  
(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 Seven Hundred Sixty one and 13/100 DOLLARS (\$ 5,761.13 ),  
with interest thereon from date at the rate of seven per centum per annum, said principal and interest to be repaid: \$300.00 per month every six (6) months, first payment to be due March 1, 1972, and a like payment of \$300.00 each and every six months thereafter, until paid in full, with interest at the rate of seven (7) percent per annum.

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 Cleveland Township, being shown as Lots no. 13 thru 27, inclusive, on a plat of Cool River Heights, and also that unnumbered tract shown on said plat on the east side of an unnamed road; said plat prepared by J.C. Hill, September 2, 1947 and recorded in the RMC Office for Greenville County in Plat Book S at Page 5, and having according to a more recent survey made by Terry T. Dill, entitled property of L.N. Tankersley, dated March 17, 1969, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the intersection of Conder Drive and Cool River Drive and running thence with Conder Drive N 25-00 E 92 feet to an iron pin; thence N 8-00 W 320 feet to an iron pin; thence continuing with Conder Drive N 0-15 E 155 feet to an iron pin on the West side of Conder Drive; thence crossing said Drive N 27-30 W 472 feet to an iron pin at the corner of this property and property of the Grantee; thence N 58-23 W 27 feet to an iron pin; thence N 54-44 E 498 feet to an iron pin and a stone; thence S 50-56 E 302 feet to an iron pin; thence S 82-56 E 315 feet to an iron pin; thence S 07-19 W 765 feet to an iron pin which is 85 feet from the North side of Gap Creek; thence N 46-48 W 140 feet to an iron pin on Cool River Drive; thence continuing with Cool River Drive S 70-12 W 128 feet to a nail & cap; thence continuing with Cool River Drive S 34-12 W 238 feet to a nail & cap; thence S 23-42 W 108 feet to a nail & cap; thence S 65-30 W 102 feet to an iron pin; thence S 86-30 W 120 feet to an iron pin on the West side of Conder Drive, at the intersection of Conder Drive and Cool River Drive, the point of beginning. Said property containing 15.8 acres more or less.  
Portion of property conveyed to Grantor by deed recorded in Book 349-page 105.  
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.