

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }
AND PICKENS }

FILED
GREENVILLE CO. S. C.

FEB 22 10 19 AM '77

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH
R. M. C.

WHEREAS, We, Donald D. Launius, Melvin R. Launius, and Ardeth J. Launius

(hereinafter referred to as Mortgagor) is well and truly indebted unto Jo-Ed Associates, a Partnership

(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-Seven Thousand Five Hundred and No/100-----

-----Dollars (\$ 27,500.00) due and payable

Ninety (90) days from date

with interest thereon from maturity at the rate of 8% per centum per annum, to be paid: on demand

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, near the City of Greenville, being known and designated as Lot 77 in Addition to Section 3 of "Oakwood Acres" which plat is recorded in the RMC Office for Greenville County, in Plat Book "GGG", at Page 161, and having, according to said Plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the easterly side of Live Oak Way, joint front corner of Lots 77 and 78 and running thence N. 65-45 E. 172.2 feet to an iron pin, thence S. 24-27 E. 90 feet to an iron pin; thence S. 65-45 W. 172.7 feet to an iron pin on Live Oak Way, joint front corner of Lots 76 and 77; thence along Live Oak Way N. 24-15 W. 90 feet to the point of beginning.

TRACT NO. 2: All that certain piece, parcel or lot of land lying and being situate in the State of South Carolina, County of Pickens, within the corporate limits of the Town of Liberty, and according to a plat of Beeson Engineering Company, dated October 16, 1965, being more fully described as follows, to-wit: BEGINNING at an iron pin on Southern Railway right of way which point is also corner of Bolding; thence S. 45-10 E. 80.1 feet; thence S. 46-11 E. 288.7 feet; thence along line of Cartee S. 86-41 W. 270.4 feet to an iron pin; thence continuing S. 86-41 W. 74.6 feet to center of railroad siding; thence along center of railroad siding on approximate course N. 65-21 W. 130.5 feet; thence continuing along center of railroad siding on approximate course N. 85-16 W. 138 feet to an iron pin on right of way of Southern Railway; thence along right of way of Southern Railway on approximate course N. 57-52 E. 396.4 feet to point of BEGINNING, and containing 1.87 acres more or less.

TRACT NO. 3: All that piece, parcel or lot of land, with the buildings and improvements thereon, situate, lying and being in the City of Greenville, in the County of Greenville, State of South Carolina, being known and designated as part of Lot 23, on Plat of Property of W. P. McBee Estate, which plat is recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book A, page 83, and having, according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeasterly side of Pinckney Street, which iron pin is 135.5 feet in a southeasterly direction from the intersection of Pinckney Street and Lloyd Street, and running thence N. 50-3- E. 178 feet to an iron pin; thence S. 33-30 E. 45 feet to an iron pin; thence S. 46-00 W. 161 feet to an iron pin on Pinckney Street, thence along the northeast side of Pinckney Street N. 50-30 W. 58 feet to an iron pin, the point of beginning.

TRACT NO. 4: All that piece, parcel or lot of land situate, lying and being in Greenville County, South Carolina, known and designated as Lot No. 6 as shown on a Plat of the Subdivision of South Forest Estates, recorded in the R. M. C. Office for Greenville County in Plat Book GG, Page 181, said lot having a frontage on the southeastern side of East Belvedere Road of 85 feet, a parallel depth of 140 feet, and a rear width of 85 feet.

This is a second mortgage.

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 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.