

REGULATION NO. 23  
REGISTERED WITH  
STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S. C.  
JUN 8 3 26 PM '73  
DONNIE S. TANKERSLEY  
R.H.C.

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MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, WILEY & ASSOCIATES, a partnership

(hereinafter referred to as Mortgagor) is well and truly indebted unto THE PEOPLES NATIONAL BANK, GREENVILLE, SOUTH CAROLINA

(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

One Hundred Thousand and 00/100----- Dollars (\$100,000.00 ) due and payable one (1) year after the date hereof

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

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, City of Mauldin, containing 19.82 acres, as shown on a plat prepared by C. O. Riddle, dated September, 1967, entitled "Property of W. R. Austin," and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the westerly side of Miller Road which iron pin is located at the southerly boundary of the premises described herein and the northerly boundary of land now or formerly of Alfred L. Vaughn; running thence S. 76-47 W. along land now or formerly of said Alfred L. Vaughn 702 feet to an iron pin; thence S. 22-34 W. along land now or formerly of Maude G. Eaton 304.7 feet to an iron pin; thence S. 79-12 W. along land now or formerly of Ralph W. and Lola Hawks 158.8 feet to an iron pin; thence N. 4-11 W. along land now or formerly of Alice Johnson 288.3 feet to an iron pin; thence N. 0-25 W. and along land now or formerly of said Alice Johnson and land of others 409.3 feet to an iron pin located at the bank of a branch or brook which is the line, and said center line of the brook represents the boundary of the subject property where said brook adjoins the property; running thence N. 37-29 E. along said branch or brook, 397 feet to an iron pin; running thence N. 20-19 W. 413.2 feet to an iron pin at land now or formerly of Annie S. Fowler; running thence S. 53-48 E. along land now or formerly of said Annie S. Fowler 244.2 feet to an iron pin; running thence N. 34-22 E. and along land now or formerly of said Annie S. Fowler 180 feet to an iron pin; running thence S. 51-08 E. along land now or formerly of Lily S. Blakely 503.8 feet to an iron pin; running thence S. 89-09 E. and along land now or formerly of said Lily S. Blakely 279.8 feet to an iron pin at the westerly side of Miller Road; running thence S. 6-36 W. and along the westerly side of Miller Road 436.3 feet to an iron pin; thence continuing along the westerly side of Miller Road S. 11-56 W. 182.6 feet to the point or place of beginning.

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 hereinafore 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 whatsoever lawfully claiming the same or any part thereof.