

P.O. Box 211, Sikeville, S.C.

BOOK 1427 PAGE 248

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

GREENVILLE  
MORTGAGE OF REAL ESTATE  
TO WHOM THESE PRESENTS MAY CONCERN:  
APR 20 4 18 PM '78  
DONNIE S. TAUNTER  
R.H.C.

We. P. D. Audette and B. S. Audette

WHEREAS,

(hereinafter referred to as Mortgagor) is well and truly indebted unto T. P. Wood

(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 Six Thousand and No/100

Dollars (\$6,000.00) due and payable

\$100.00 per month commencing May 1, 1978, and  
\$100.00 on the 1st day of each and every month thereafter,  
until paid in full, payments to be applied first to interest, balance to  
= principal,

with interest thereon from date at the rate of eight 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 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, Highland Township, consisting of 5.4 acres as more fully appears from the survey for T. P. Wood, dated September 16, 1977, and revised on March 10, 1978, by W. R. Williams, Jr., and recorded in the RMC Office for Greenville County in Plat Book 6-J Page 98, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a nail and cap in the center of Slatton Road, approximately 1,060 feet North of the intersection of said Road with South Carolina Highway Number 414 and proceeding thence S. 52-33 W. 537.7 feet to an iron pin; thence N. 38-57 W. with the line of Stroud 441 feet to an iron pin; thence with Slatton Road the following courses and distances, N. 50-47 E. 26.8 feet to a nail and cap, N. 82-47 E. 64.4 feet to a nail and cap, N. 40-12 E. 200 feet to a nail and cap, N. 48-45 E. 100 feet to a nail and cap N. 70-49 E. 100 feet to a nail and cap, S. 88-29 E. 70 feet to a nail and cap, S. 62-39 E. 85 feet to a nail and cap, S. 42-04 E. 85 feet to a nail and cap S. 26-46 E. 160 feet to a nail and cap, S. 45-24 E. 65 feet to a nail and cap, the point of beginning.

This is the same property conveyed to the Mortgagors herein by T. P. Wood by deed recorded in the RMC Office for Greenville County, South Carolina, in Deeds Volume 1076, Page 101, on March 28, 1978.

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STATE OF SOUTH CAROLINA  
DOCUMENTARY  
STAMP TAX  
\$ 02.40  
RS 11213

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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.

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