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GREENVILLE CO. S. C.

BOOK 1437 PAGE 820

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DONNIE S. TANKERSLEY  
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

WHEREAS, CARLOS G. DORRIEN AND KATHRYN WATSON DORRIEN

(hereinafter referred to as Mortgagor) is well and truly indebted unto Leroy Cannon, George Banks, Alline Cannon and Shelby J. Banks,

(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

Twelve Thousand & No/100----- Dollars (\$12,000.00 ) due and payable in sixty (60) equal monthly installments of \$249.11, with interest at 9% on the unpaid principal balance; the payments beginning July 15, 1978.

with interest thereon from July 15, 1978 at the rate of 9% 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, according to a plat of Charles K. Dunn and T. Craig Keith Associates, prepared May 25, 1978, containing 15.18 acres on Goodwins Bridge Road, and having according to said plat the following metes and bounds, to-wit:

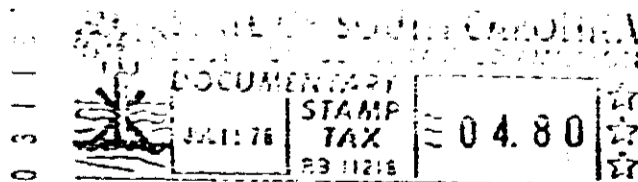
BEGINNING approximately one mile from Talley Bridge Road, and running thence with property of Leroy Cannon and George Banks, Alline Cannon, and Shelby J. Banks, S. 70-37 W. 1561.0 feet to an iron pin at the rear corner of said property; thence N. 19-39 W. 418.2 feet to an iron pin; thence with the property now or formerly owned by Robert L. Anderson, N. 70-15 E. 1580.0 feet to a nail and cap in the center of Goodwins Bridge Road and running thence S. 13-24 E., 250.02 feet to a nail and cap; thence continuing along Goodwins Bridge Road, S. 22-16 E. 179.81 feet to the beginning corner.

This conveyance is made subject to any easements and rights of way, particular attention is called to the fact that there is a branch crossing the property and that what may have been an old dirt driveway, only that portion of the driveway on the property deeded is conveyed hereby and the grantors do not grant an easement to use the old driveway from Goodwins Bridge Road.

This is a purchase money mortgage.

This being the same property conveyed unto the Mortgagees, by deed recorded in the R.M.C. Office for Greenville County, S. C. in Deed Book 1437 at page 820, recorded on the 11th day of July 1978.

GC 1437-3-11178-1570



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 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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