

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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

GREENVILLE CO. S. C.
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DONNE S. TAYLOR
R.M.C.
WHEREAS, Douglas F. Dent

hereinafter referred to as Mortgagor) is well and truly indebted unto Carolina Investors, Inc.

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 **Ten Thousand and no/100**

Dollars (\$ 10,000.00) due and payable

in full in six (6) months.

with interest thereon from **January 25, 1979** the rate of **15%** per centum per annum, to be paid **at maturity**

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**

ALL that piece, parcel or lot of land situate, lying and being in Greenville County and consisting of twenty (20) acres, more or less, as shown by plat of property of Douglas Dent, dated September, 1975, and prepared by W. R. Williams, Jr., Engineer/Surveyor, and recorded in Plat Book 5L at Page 96, R.M.C. Office for said County and State, and having, according to said plat, the following metes and bounds, to-wit:

COMMENCING at an old iron pin in the middle of Standing Springs Road and running thence N. 53-39-30 W. 1,325 feet to an iron pin, said line being the common boundary between mortgagor's property and that of Regina T. Brashier and Preston J. Tucker; thence N. 40-08 W. 609.1 feet to an iron pin; thence S. 58-48 E. 1,096.2 feet to an iron pin; thence S. 51-54 E. 148.9 feet to an iron pin; thence S. 45-09 E. 113.2 feet to a RR spike in the center of Standing Springs Road; thence along the center of Standing Springs Road, the curvature, distances and metes and bounds of which are clearly delineated and marked on said plat to the beginning corner.

This being the same property conveyed to mortgagor by deed from Herman E. Cos, Trustee, dated September 30, 1975, and recorded in the R.M.C. Office for Greenville County, South Carolina in Deed Book 1025 at Page 533 on October 8, 1975.

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Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining to 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 installed, connected, or fitted thereto in any manner, it being the intention of the parties hereto that all fixtures and improvements, 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 Mortgagee covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and lawful authority 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 Mortgagee further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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