

Mortgagee's address: 313 Arundel Road, Greenville, S.C. 29615

STATE OF SOUTH CAROLINA
GREENVILLE CO. S.C.
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

VOL 1462 PAGE 494

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TO ALL WHOM THESE PRESENTS MAY CONCERN:

DONNIE S. TANKERSLEY
R.H.C.

WHEREAS, Donna Merck Jones

(hereinafter referred to as Mortgagor) is well and truly indebted unto Glenn R. Kay

(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 Ninety-Nine Thousand and No/100 Dollars \$ 99,000.00 due and payable

in nine (9) equal annual installments of \$9,673.46 each and a final installment of \$90,004.08 due and payable ten (10) years after date hereof. Each of the installments specified herein shall be due and payable on the anniversary of this note with the first installment due April 10, 1980. with interest thereon from date at the rate of 8 1/2% per centum per annum, to be paid: annually

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:

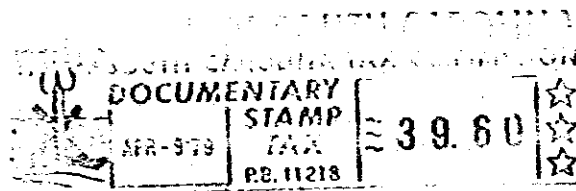
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of

ALL that tract of land in Oaklawn Township, Greenville County, State of South Carolina, containing 144 acres, more or less, according to survey made by W.J. Riddle, March 29, 1940, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at corner on line of Robert Arnold, and running thence N. 75-15 E. 406 feet to pin; thence N. 22-15 E. 286 feet; thence S. 87 E. 2481 feet; thence N. 16-30 W. 2936 feet; thence S. 64-20 W. 2531 feet to pin; thence S. 66 W. 196 feet to pin; thence S8-40 E. 1857 feet to the beginning corner.

THIS being the same property conveyed to the mortgagors herein by deed of the mortgagee as recorded in the RMC Office for Greenville County, South Carolina in Deed Book 110D at Page 13D, on April 10, 1979.

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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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