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STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

DONNIE W. BANKERSLEY  
R.M.C.

MORTGAGE OF REAL ESTATE

BOOK 1538 PAGE 277

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, JOHN E. MICKLER, SR. and BETTY M. MICKLER, his Wife, who reside on Roper Road, Greenville, South Carolina (hereinafter referred to as Mortgagor) is well and truly indebted unto NATIONAL ACCEPTANCE COMPANY OF AMERICA, a Delaware corporation

(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 THREE HUNDRED THOUSAND AND NO/100-----Dollars (\$ 300,000.00 ) due and payable

on Demand

with interest thereon from date at the rate of six (6) 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 accounts 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 parcel or tract of land situated on the North side of Roper Mountain Road near the City of Greenville in Greenville County, South Carolina, and having according to a survey made by Piedmont Engineers & Architects on January 9, 1967, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book RRR, Page 13, the following metes and bounds, to-wit:

BEGINNING at a point in center of Roper Mountain Road at the Southeast corner of the tract of land herein described and at corner of property of McPherson, and runs thence along said McPherson line N 27-45 W 674.35 feet to an iron pin at the corner of land now owned by Haley B. Nations; thence along said Nations line S 70-12 W 180 feet to an iron pin; thence with the curve of an abandoned turn-around (the chord being N 66-36 W 72.90 feet) to an iron pin; thence still with the curve of an abandoned turn-around (the chord being S 30-30 W 58.90 feet) to an iron pin; thence still along the Nations line S 84-52 W 198.90 feet to an iron pin; thence along the line of other property of the Lowes to and through the center of a proposed road, S 6-18 E 553-37 feet to a point in center of Roper Mountain Road; thence along the center of said Roper Mountain Road N 85-56 E 412.7 feet to an iron pin; thence still along the center of said Roper Mountain Road N 85-07 E 307.3 feet to the beginning corner and contains 7.91 acres more or less.

This mortgage is delivered to secure, in addition to the note described herein, a Personal Guaranty given by Mortgagor which guarantees all indebtedness now or hereafter owing to Mortgagee by Industrial Maintenance and Mechanical Service, 31st Avenue (City View), Greenville, South Carolina, in which Mortgagor has a financial interest.

This being the same property to Mortgagors by deed of Mrs. Ella Painter recorded in Deed Book 760 at page 280 on October 26, 1964.

RECORDED IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF GREENVILLE COUNTY, SOUTH CAROLINA  
MAY 12 1981  
120.00

Together with all and singular rights, members, heritaments, 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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