

MORTGAGE OF REAL ESTATE -
GREENVILLE CO. S. C.

Wassmer
LAW OFFICES OF
DONALD L. VAN RIPER
1803 242-9968

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

SEP 16 11 30 AM '82
MORTGAGE OF REAL ESTATE
DONNIE S. TANKERSLEY
R.M.C.

1530 PAGE 634

WHEREAS, We, Richard Wassmer and Margot Wassmer

(hereinafter referred to as Mortgagor) is well and truly indebted unto The Bank of Travelers Rest,
P. O. Box 485, Travelers Rest, S. C. 29690

(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

Fifty Thousand and 00/100-----Dollars (\$ 50,000.00) due and payable

in quarterly installments of \$3,706.88 each, beginning on December 31, 1982,
and continuing on the first day of each calendar quarter thereafter,

with interest thereon from September 24, 1982, at the rate of 16.00 per centum per annum, to be ~~paid~~ included in
the payments above listed

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:

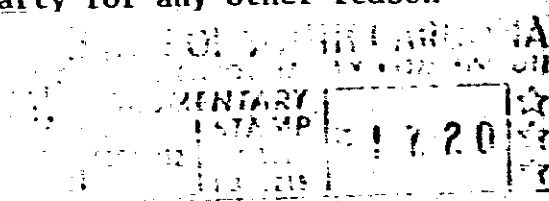
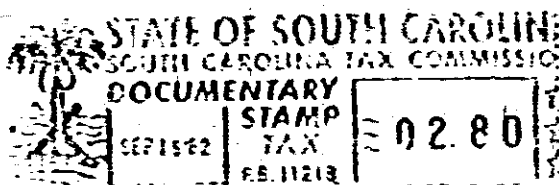
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the
State of South Carolina, County of Greenville, and according to plat made by Terry T. Dill,
Surveyor, recorded in Deed Book 1016, at Pages 143 and 144, having the following
metes and bounds, to-wit:

BEGINNING at an iron pin on the north side of Tigerville Road at the joint
front corner of lots #5 and #6 of the subdivision known as Springfield, plat
of which is recorded in Plat Book XX at Page 111, and running thence N. 1-28 W.,
350 feet to a turnaround at the east end of Marion Avenue, which turnaround
has a radius of 50 feet; thence with said turnaround in a northwesterly
direction to a point on the north side of Marion Avenue; thence continuing
N. 1-28 W., 350 feet to a 50 foot radius turnaround at the east end of Morgan
Avenue; thence with said turnaround in a northwesterly direction to a point
on the North side of Morgan Avenue; thence with Morgan Avenue, S. 88-32 W.,
125 feet; thence N. 1-28 W., 175 feet; thence N. 24-54 E., 70 feet; thence
N. 33-37 E., 177 feet to an iron pin on turnaround with a radius of 50 feet
at the east end of Gates Avenue; thence with said turnaround to a point on
line of other property of Grantor; thence with said line, S. 76-50 E.,
approximately 260 feet to iron pin; thence S. 85-44 E., 74.9 feet to iron
pin; thence S. 0-15 E., 82 feet to iron pin; thence N. 88-32 E., 250 feet
to iron pin on line of McAlister; thence with McAlister line, S. 4-52 E., 444 feet
to stone in spring; thence S. 1-30 W., 608 feet to an iron pin on the northside
of Tigerville Road; thence with Tigerville Road, S. 88-32 W., 675 feet to the
point of beginning.

This conveyance is subject to all restrictions, set back lines, roadways,
easements and rights-of-way, if any, appearing of record, on the premises
or on the recorded plat, which affect the property hereinabove described.

DERIVATION: This is the same property conveyed to the Mortgagor from
Homer Styles, by deed dated March 27, 1975, as recorded in the RMC Office
of Greenville County, State of South Carolina, in Deed Book 1016, Page 198,
on April 1, 1975.

At the option of the mortgagee, the indebtedness secured hereby shall become due
and payable if the mortgagor shall convey the mortgaged premises or if the title
thereto shall become vested in any other person or party for any other reason
whatsoever.



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 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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