

HORTON, DRAWDY, BANKS, CHAPMAN & BROWN, P.A., 307 PETTIGRU STREET, GREENVILLE, S. C. 29603

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

JAN 28 4 05 PM '72
GREENVILLE CO. S.C.
BLUE RIDGE PRODUCTION CREDIT ASSOCIATION
R. M. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, WILLIAM E. IANNONE and MARIAN A. IANNONE

(hereinafter referred to as Mortgagor) is well and truly indebted unto FRANK E. OWEN

(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 no/100-----Dollars (\$ 50,000.00) due and payable

as provided in said Note,

with interest thereon from date at the rate of 6% 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 piece, parcel or tract of land, together with buildings and improvements, containing 117 acres, more or less, situate, lying and being on the Southeastern side of the Log Shoals Road (also known as the Old Standing Springs Road to Conestee) in Gantt and Fairview Townships, Greenville County, South Carolina, approximately 5 miles Southeast of the City of Greenville, being bounded on the North by property now or formerly owned by J. R. Owens, on the South by property now or formerly owned by W. H. Fowler, on the East by Reedy River and on the West by the Log Shoals Road, and having according to a Plat of the Property of E. O. Jacks made by W. J. Riddle, Surveyor, dated October 10, 1933, recorded in the RMC Office for Greenville County, South Carolina in Plat Book 0, Page 9, the following metes and bounds, to-wit:

BEGINNING at a point in the center of the Log Shoals Road leading to Conestee at the corner of property now or formerly owned by the E. B. Hendrix estate, and running thence with the center of said road, N. 49 W., 6.51 chains to a point in the center of said road; thence leaving said road and running S. 82-30 E., 2.50 chains to an iron pin; thence N. 27 W., recrossing said road, 9.95 chains to a stone at corner of property now or formerly owned by J. R. Owens; thence with the line of J. R. Owens, N. 35-15 E., crossing a branch, 27.79 chains to stone; thence N. 42-30 W., .71 chains to a stone on the property now or formerly owned by Avery Patton; thence along Patton's line, N. 65 E., 9.71 chains to point in the center of Reedy River (stake on Western side thereof); thence with the center line and following the meanders of Reedy River as the line, the following courses and distances, to-wit: S. 32-45 E., 5.22 chains to a point, S. 37-45 E., 9.50 chains to a point; S. 57 E., 4.76 chains to a point; N. 56-15 E., 5.68 chains to a point; S. 18-15 E., 7.63 chains to a point; and S. 38-30 E., 3.10 chains to a point; thence leaving said river and running along the line of property now or formerly owned by W. H. Fowler, S. 46-30 W., 6.64 chains to a stone; thence continuing along said line, S. 62-30 W., 11.62 chains to a stone; thence continuing along said line, S. 33-12 W., 3.50 chains to a stone; thence continuing along said line, S. 39-50 E., 6.35 chains to a point; thence along said line and crossing the Log Shoals Road, S. 62-15 W., 16.70 chains to a point; thence crossing a branch, N. 39-15 W., 6.64 chains to the beginning corner.

The within Mortgage is junior in lien to a Mortgage of even date herewith given by William E. Iannone and Marian A. Iannone to Blue Ridge Production Credit Association in the original sum of \$33,900.00 to be recorded. The within Mortgage and the Note which this Mortgage secures is a purchase money note and mortgage.

Together with all and singular rights, members, herditaments, 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.

SATISFIED AND CANCELLED OF RECORD
5th DAY OF Feb 1982
Dannie S. Tankersley
R. M. C. GREENVILLE COUNTY, S. C.
AT 9:48 O'CLOCK A. M. NO. 17549

FOR SATISFACTION TO THIS MORTGAGE SEE

SATISFACTION BOOK 76 PAGE 543