

DONNIE S. TANKERSLEY WHOM THESE PRESENTS MAY CONCERN:  
R.H.C.

WHEREAS, Milford J. Payne and Sharon Kay Payne  
(hereinafter referred to as Mortgagor) is well and truly indebted unto Golden Grove Properties, 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 THREE THOUSAND FIVE HUNDRED AND NO/100 ---

-----Dollars (\$ 3,500.00 ) due and payable  
\$25.90 due and payable on July 19th, 1973, and \$25.90 due and payable  
on the 19th day of each and every month thereafter until paid in full.  
Payment to be applied first to interest and balance to principal.

with interest thereon from date of the rate of Eight 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  
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 grant-  
ed, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and as-  
signs:

"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, lying and being in Grove Township,  
at the northwestern corner of the intersection of S. C. Highway 20  
and Golden Grove Circle, being known and designated as Lot A as shown  
on plat of Property of Golden Grove Properties, Inc., dated February  
7, 1971, prepared by R. D. Garrison, and having according to said plat  
the following metes and bounds, to-wit:

BEGINNING at an iron pin at the northwestern corner of S. C. Highway 20  
and Golden Grove Circle and running thence along S. C. Highway 20, N.  
4-55 E. 131 feet to an iron pin at the corner of property now or formerly  
belonging to McBee; thence along McBee line, N. 82-05 W. 184.2 feet to  
an iron pin; thence S. 2-42 W. 144.7 feet to an iron pin on the northern  
side of Golden Grove Circle; thence along Golden Grove Circle, S. 86-22  
E. 178.4 feet to the point of Beginning.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or ap-  
pertaining, 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.