

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Charter Oaks, Ltd., formerly Sand-Tar Developers, Inc.

(hereinafter referred to as Mortgagor) is well and truly indebted unto

Lloyd D. Auten

(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 Thirty-One Thousand and No/100

Dollars (\$ 31,000.00) due and payable

Due and payable thirty-one (31) days from date

with interest thereon from _____ date _____ at the rate of eight (8%) per centum per annum, to be paid: at maturity

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 PIECES, PARCELS, OR UNITS, SITUATE, LYING AND BEING IN THE STATE OF SOUTH CAROLINA, COUNTY OF GREENVILLE, BEING KNOWN AND DESIGNATED AS ALL THOSE UNITS OF CHARTER OAKS HORIZONTAL PROPERTY REGIME AS IS MORE FULLY DESCRIBED IN MASTER DEED DATED MAY 8, 1974, AND RECORDED IN THE R. M. C. OFFICE FOR GREENVILLE COUNTY IN DEED VOLUME 998, AT PAGE 437, AS AFFECTED BY SURVEY AND PLOT PLANS RECORDED IN PLAT BOOK 5-B AT PAGE 95; LESS, HOWEVER, UNITS 13 THROUGH 19, INCLUSIVE.~~

All those certain pieces, parcels, or units, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as all those units of Charter Oaks Horizontal Property Regime as is more fully described in Master Deed dated May 8, 1974, and recorded in the R. M. C. Office for Greenville County in Deed Volume 998, at Page 437, as affected by survey and plot plans recorded in Plat Book 5-B at Page 95; LESS, HOWEVER, Units 13 through 19, inclusive.



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 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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