

FILED
GREENVILLE CO. S. C.

1385-515

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

APR 21 4 25 PM '78
ANNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Melvin R. Launius

(hereinafter referred to as Mortgagor) is well and truly indebted unto Donald D. Launius

(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 **TWENTY-FIVE THOUSAND AND NO/100**

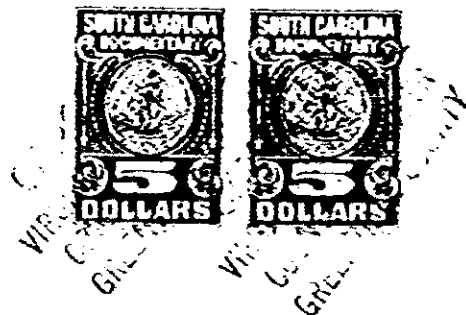
----- Dollars (\$ 25,000.00) due and payable
\$2,500.00 plus interest on January 2, 1977, \$2,500.00 plus interest on January 2, 1978, \$2,500.00 plus interest on January 2, 1979, \$2,500.00 plus interest on January, 1980, \$2,500.00 plus interest on January 2, 1981, \$2,500.00 plus interest on January 2, 1982, \$2,500.00 plus interest on January 2, 1983, \$2,500.00 plus interest on January 2, 1984, \$2,500.00 plus int. on Jan. 2, 1985 and \$2,500.00 plus int. on Jan. 2, 1986 with interest thereon from date hereof at the rate of eight 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 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, near the City of Greenville, on the Western side of Donaldson (Old Augusta) Road, being known and designated as a portion of Tracts Nos. 1 and 1-A as shown on a plat prepared by T. H. Walker, Jr., dated January 29, 1972, entitled Property of Donald D. Launius and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 4-M, at page 133, and having according to another plat prepared by T.H.Walker, Jr., dated January 29, 1972, and entitled Property of Donald D. Launius the following metes and bounds, to-wit:

BEGINNING at a nail and cap on the Western edge of the right-of-way for Donaldson (Old Augusta) Road on the southern edge of an alley and running thence with the curve of the southern edge of said alley having a chord of S. 75-09 W. 98.85 feet to an iron pin; thence continuing with the southern edge of said alley S. 63-56 W. 61.3 feet to an iron pin; thence a new line through Tracts Nos. 1 and 1-A S. 27-19 E. 150.9 feet to an iron pin in the line of property now or formerly of J. E. George and W. H. Tripp; thence with the line of the said George and Tripp property N. 59-17 E. 95.6 feet to an iron pin on the Western edge of the right-of-way for Donaldson (Old Augusta) Road; thence with the Western edge of said right-of-way N. 0-23 W. 137.5 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 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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