

JUN 11 12 54 PM '78

STATE OF SOUTH CAROLINA }
 COUNTY OF GREENVILLE }

DONNIE S. TANKERSLEY MORTGAGE OF REAL ESTATE
 R.M.C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, GEORGE O'SHIELDS BULDERS, INC.

(hereinafter referred to as Mortgagor) is well and truly indebted unto FRANK S. LEAKE, JR., G. SIDNEY GARRETT AND J. CALVIN SUMMEY

(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 FORTY SIX THOUSAND EIGHT HUNDRED AND NO/100-----

Dollars (\$ 46,800.00) due and payable

ON OR BEFORE January 31, 1977.

with interest thereon from _____ date _____ at the rate of eight _____ per centum per annum, to be paid: annually

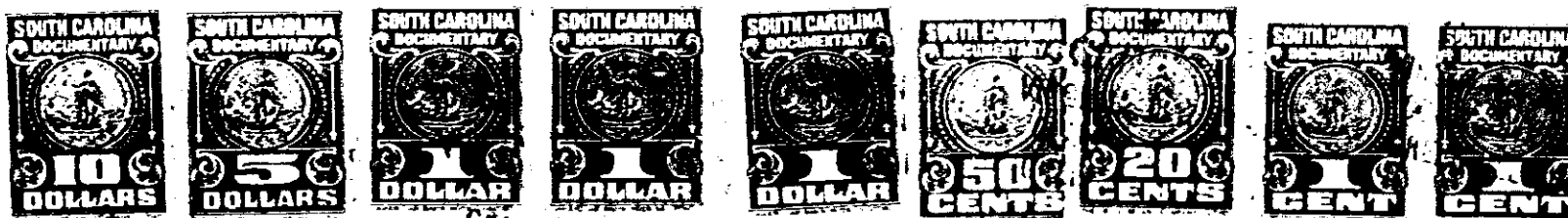
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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 Town of Mauldin, containing 12.75 acres according to a plat entitled "Property of Richard W. and Grace B. Costello" prepared by T. H. Walker, Jr., Surveyor, dated May 5, 1973, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the northwestern edge of East Butler Road, joint front corner with property of Wesleyan Methodist Church and running thence with the line of said church property, N. 45-32 W., 774.85 feet to an old iron pin; thence N. 21-45 E., 15.5 feet to an iron pin; thence S. 69 E., 72.6 feet to an iron pin; thence along the line of property of Philip T. Bradley, N. 33-18 E., 679.5 feet to an iron pin on the southwestern side of Corn Road; thence with the edge of said Corn Road, S. 77-51 E., 345.5 feet to an iron pin at the rear corner of property of Martha Frances Chandler; thence along said Chandler lot, S. 12-29 W., 304 feet to an iron pin; thence continuing with said Chandler lot, S. 73-02 E., 230 feet to an iron pin; thence along the curve of the northwestern edge of East Butler Road as follows: S. 12 W., 200 feet to an iron pin, S. 26-32 W., 220 feet to an iron pin, S. 40-35 W., 195.8 feet, and S. 44-28 W., 168.7 feet to the point of beginning.

This is the same property conveyed to the mortgagor by Deed of mortgages dated June 10, 1976 and recorded in Deed Book 1037 at page 852 of the RMC Office for Greenville County and is given to secure a portion of the purchase price.



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.