

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

1385 PAGE 887

DEC 22 2 42 PM '78 MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:
DONNIE S. TANKERSLE;
R.M.C.

WHEREAS, RANDY C. WILLIS & LINDA G. WILLIS

(hereinafter referred to as Mortgagor) is well and truly indebted unto J. W. TERRY & IDA C. TERRY

(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 TEN THOUSAND EIGHT HUNDRED SEVENTY-FIVE AND NO/100 ----- Dollars (\$10,875.00) due and payable in ten (10) equal semi-annual payments of principal and interest,

NO PENALTY FOR PREPAYMENT.

with interest thereon from date at the rate of eight per centum per annum, to be paid with principal payment.

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, containing 8.518 acres excluding road right-of-way and shown as Tract No. 2 on a plat surveyed for J. W. Terry by Morgan and Applewhite Engineering Associates of Anderson, South Carolina on October 12, 1976, and recorded in the R.M.C. Office for Greenville County in Plat Book 5y, Page 6, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a nail and cap in the approximate center of Highway No. S-23-154 (know as Old Fork Shoals Road and also known as Fairview Road) and running along the joint boundary line of the within described property and Tract No. 3 of the Grantors N. 9-31 W. 586.86 feet to an iron pin; thence N. 82-24 W. 125.0 feet to an old stone corner; thence N. 06-41 E. 101.0 feet to an old stone corner; thence N. 82-37 W. 350.0 feet to an iron pin; thence along the joint boundary line of the within described property and Tract No. 1 of the Grantors S. 1-02 W. 838.65 feet to a nail and cap in the aforementioned road; thence along the approximate center of the aforementioned road N. 85-02 E. 150 feet; thence N. 83-02 E. 181.7 feet to an old railroad spike; thence N. 73-32 E. 100 feet; thence N. 71-38 E. 50 feet to the point of beginning.

This is the identical property conveyed to the Mortgagors herein by deed of J. W. Terry and Ida C. Terry to be recorded in the R.M.C. Office for Greenville County of even date herewith.

RECORDED
STATE
TAX
204.36
12/22/78

THIS IS A PURCHASE MONEY MORTGAGE.

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

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