

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

SEP 9 11 24 AM '77

BOOK 1409 PAGE 546

MORTGAGE OF REAL ESTATE
DONNIE S. TANKERSLEY
R. 146 ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, PAUL E. GAULT, JR.

(hereinafter referred to as Mortgagor) is well and truly indebted unto SAMUEL L. GAULT

(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 FIVE THOUSAND AND NO/100 -----
----- Dollars (\$ 5,000.00) due and payable

One (1) year from date;

with interest thereon from date at the rate of 5 1/2 per centum per annum, to be paid with principal

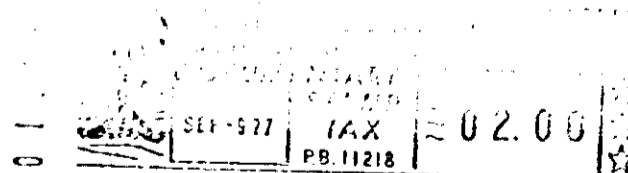
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, shown on a plat of property of Sam L. and Paul E. Gault, prepared by Morgan & Applewhite Engineering Associates on January 6, 1977, which plat is to be recorded in the R.M.C. Office for Greenville County and which plat shows 12.386 acres excluding road right-of-way and the following metes and bounds, to-wit:

BEGINNING at an old iron pin on the eastern side of Road S-23-154 (which leads to S.C. 418) and running thence along the edge of said Road S. 46-36 W. 434.5 feet to an old iron pin; thence S. 45-8 W. 180.3 feet to a new iron pin; thence turning and running along the joint boundary of the within described property and property owned by Paul E. Gault N. 81-13 W. 950.8 feet to a new iron pin; thence turning and running N. 5-07 E. 492.3 feet to an old iron pin; thence turning and running S. 81-06 E. 1355.5 feet to the point of beginning.

This is the identical property conveyed to the Mortgagor herein by deed of Samuel L. Gault and Paul E. Gault to be recorded of even date herewith.



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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