

313 Burbank Street, Columbia, S. C. 29210

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STATE OF SOUTH CAROLINA GREENVILLE CO. S. C.

BOOK 1412 PAGE 80

COUNTY OF GREENVILLE MORTGAGE OF REAL ESTATE

OCT 5 4 21 PM '77

TO ALL WHOM THESE PRESENTS MAY CONCERN:

DONNIE S. TANKERSLEY  
R.H.C.

WHEREAS, DONALD F. WAGGONER

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

IVY GLENN McWHORTER

(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-FIVE THOUSAND SEVEN HUNDRED AND No/100THS**----- Dollars (\$ 35,700.00) due and payable

in accordance with the terms of the note of even date

with interest thereon from date at the rate of \_\_\_\_\_ per centum per annum, to be paid:

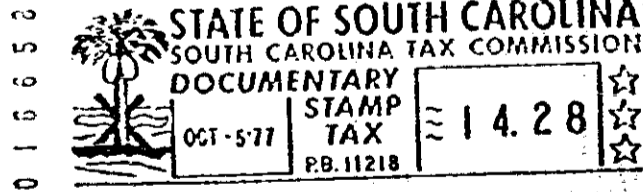
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, in Butler Township, lying about one-fourth (1/4) mile West from the Gibbs Shoal Road, about five (5) miles South from the City of Greer, situate, and being on the South side of the Augusta Road, containing fifteen and six-tenths (15.6) acres, more or less, bounded on the North by lands of Hayden W. Smith, on the East and South by lands of N. Victor Smith, and on the South and West by lands of Clara S. Harrison, and being all of the land which lies South from the center line of the Augusta Road, having the following courses and distances:

BEGINNING on a stone on the southernmost corner of the tract, joint corner with N. Victor Smith, and runs thence with line of N. Victor Smith and Clara S. Harrison N 30°30' E for a distance of four Hundred forty-eight (448') feet to a stone; thence N 25°30' E for a distance of six hundred thirty-five (635') feet to a stake in the center of Augusta Road; thence along the center of said road N 50°50' W for a distance of one thousand fifty-two (1,052') feet to a point in the center of said road (iron pin on the North bank of the road); thence S 17°30' W for a distance of two hundred eighty-eight and five-tenths (288.5) feet to a stone; thence S 16°10' E for a distance of one thousand three hundred ninety-four (1,394') feet to the beginning corner.

This is the same property conveyed to the Mortgagors herein by deed of Ivey Glenn McWhorter of even date and recorded 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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