

MORTGAGE OF REAL ESTATE

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

We, Jerry D. Runion and George Robert Williams

hereinafter called

the Mortgagor(s), SEND GREETING:

WHEREAS, the said Mortgagor(s) in and by our certain promissory note in writing, of even date with these Presents, we are well and truly indebted to BANK OF GREER, GREER, S. C., hereinafter called Mortgagee, in the full and just sum of

-----Seventy Thousand and no/100ths (\$70,000.00)----- DOLLARS,

to be paid in monthly installments of \$710.01 commencing

thirty days after completion of construction and on same day of each month

thereafter until paid in full, or if not sooner paid, fifteen years from

with interest thereon from date at the rate of nine per centum per annum, to be computed

and paid monthly, as stated above, until paid in full; all interest not paid when due to bear interest at the same

rate as principal and if any portion of principal or interest be at any time past due and unpaid, the whole amount

evidenced by said note to become immediately due at the option of the holder hereof, who may sue thereon and

foreclose this mortgage, and in case said note should be placed in the hands of an attorney for suit or collection the

Mortgagor(s) agree(s) to pay all costs and expenses including a reasonable amount as attorneys' fees, this to be added to

the mortgage indebtedness, and to be secured under the mortgage as a part of said debt.

date of the first payment

NOW KNOW ALL MEN, That the said Mortgagor(s), in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Mortgagee according to the terms of the said note, and also in consideration of the further sum of Three Dollars to the said Mortgagor(s) paid by the said Mortgagee at and before the signing of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said Mortgagee,

ALL that lot of land in the State of South Carolina, County of Greenville, in Chick Springs Township, located approximately two miles south of Greer, constituting a portion of a 42.90 acre tract as shown on a plat prepared by John A. Simmons, Surveyor, recorded in Plat Book 4T at Page 78 and containing 5 acres according to a plat of property of Runion Manufacturing Co., Inc., prepared by Gould and Associates, Surveyors, dated November 18, 1977, and having, according to such later plat the following metes and bounds, to-wit:

BEGINNING at a nail and cap in the approximate center of Suber Road (said nail and cap being located S. 26-16 W. 255.2 feet and S. 29-45 W. 90.87 feet to a nail and cap in the center of said Suber Road at a point on the right-of-way of S. C. Highway 14), and running thence with the line of a 2.42 acre tract, S. 55-40 E. 484.08 feet to an iron pin on the line of property now or formerly of Piedmont Motor Lines; thence, S. 56-08 W. 120.5 feet to an iron pin; thence, S. 32-47 E. 220 feet to an iron pin; thence, S. 58-04 W. 220.43 feet to an iron pin; thence, N. 55-48 W. 548.15 feet to a nail and cap in the center of Suber Road; thence, with the center line of said road, N. 33-55 E. 291.43 feet to a nail and cap in said road; thence, continuing with the center line of said road, N. 33-01 E. 100 feet to a nail and cap; thence, still with said road, N. 29-45 E. 9.13 feet to the point of beginning.

DERIVATION: See deed of Runion Manufacturing Co., Inc. to Jerry D. Runion and George Robert Williams to be recorded of even date herewith in the R.M.C. Office for Greenville County, South Carolina.

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