

PLAT BOOK 4T PAGE 78

BOOK 1427 PAGE 688

State of South Carolina

COUNTY OF GREENVILLE

FILED GREENVILLE CO. S. C.

MAR 31 2 11 PM '78

DONNIE S. TANKERSLEY R.H.C.

Bank of Greer 601 N. Main St. Greer, S. C. 29651

To All Whom These Presents May Concern:

JERRY D. RUNION the Mortgagor(s), SEND GREETING:

hereinafter called

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

TWENTY THOUSAND AND NO/100ths (\$20,000.00) DOLLARS, to be paid in monthly installments of \$202.86, commencing on the 10th day of May, 1978, and on the 10th day of each month thereafter until principal and interest are fully paid, except that the final payment of principal & interest, if not sooner paid, shall be due and payable on April 10, 1993 with interest thereon from date at the rate of nine per centum per annum, to be computed and paid monthly 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 this mortgage as a part of said debt.

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.

THIS is the identical property conveyed to Jerry D. Runion and George Robert Williams by Runion Manufacturing Co., recorded on December 7, 1977 in Deed Book 1069 at page 859. Then by deed of George Robert Williams to Jerry D. Runion, recorded on March 16, 1978 in Deed Book 1075 at page 439.

There is of record a mortgage between Jerry D. Runion and George Robert Williams and the mortgagee, recorded on December 7, 1977 in the original amount of \$70,000.00 and covering the subject property. Such Mortgage shall remain in effect; however, this new mortgage shall be of equal rank with the aforesaid existing mortgage and a breach or default of the terms of either and/or the notes which they secure shall constitute a breach of both.

GCTO ----- MR 24 78

654 655

2.5.01 .1701

0.680

4328 RV-23