

Mortgagee's Mailing Address: *Route 2, Simpsonville, S.C.*
MORTGAGE OF REAL ESTATE
Linda M. Leslie, Attorney at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA GREENVILLE CO. S. C. MORTGAGE OF REAL ESTATE BOOK 1431 PAGE 46
COUNTY OF GREENVILLE }
JAN 11 4 35 PM '77
TO ALL WHOM THESE PRESENTS MAY CONCERN:
GONNIE S. TANKERSLEY
R.M.C.

WHEREAS, MULLIKIN ENTERPRISES, A PARTNERSHIP
(hereinafter referred to as Mortgagor) is well and truly indebted unto R. C. AYERS

(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 Three Thousand Nine Hundred Eighty-Three and 86/100ths
----- Dollars (\$ 3,983.86) due and payable
two (2) years from date hereof,

with interest thereon from date at the rate of eight (8%) per centum per annum, to be paid: two (2) years from date hereof.

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 1.628 acres off Augusta Road (U. S. Highway No. 25) being shown and designated on plat of Property of Mullikin Enterprises, dated April 28, 1977, prepared by Webb Surveying & Mapping Company, as recorded in Plat 6F at Page 28, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point off Augusta Road which is S. 68-44 E. 363.9 feet and running thence S. 68-44 E. 559.5 feet to an iron pin; thence S. 6-07 W. 132 feet to an iron pin; thence N. 68-13 W. 578 feet to an iron pin; thence N. 13-47 E. 123.3 feet to an iron pin, the point of beginning.

Derivation: This is a portion of the property conveyed to Mortgagor herein by deed of Carolyn Myer Galloway as recorded in Deed Book 958 at Page 425 on October 21, 1972.

This mortgage is made subject and subordinate to a prior mortgage on the premises made by Mortgagor to Wm. Goldsmith Company, dated June 16, 1977, given to secure the payment of Eight Thousand and No/100 Dollars (\$8,000.00) and interest, as recorded in Mortgage Book 1401 at Page 445.

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STATE OF SOUTH CAROLINA
DOCUMENTARY STAMP TAX
PAY-078 TAX \$ 01.60
PB. 11216

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of 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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