

Route # 11, Rocky Acre Trail
Greenville, S. C.

FILED
GREENVILLE CO. S. C.

BOOK 1432 PAGE 52

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MAY 16 10 41 AM '78 MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:
DONNIE S. TANKERSLEY
R.H.C.

WHEREAS, I, SADIE S. PORTER

(hereinafter referred to as Mortgagor) is well and truly indebted unto FRANCES E. POTTS

(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 FORTY THOUSAND and No/100-----

----- Dollars (\$ 40,000.00) due and payable

according to the terms of the note of even date, for which this mortgage stands as security

with interest thereon from date at the rate of 9% per centum per annum, to be paid: by amortization

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:

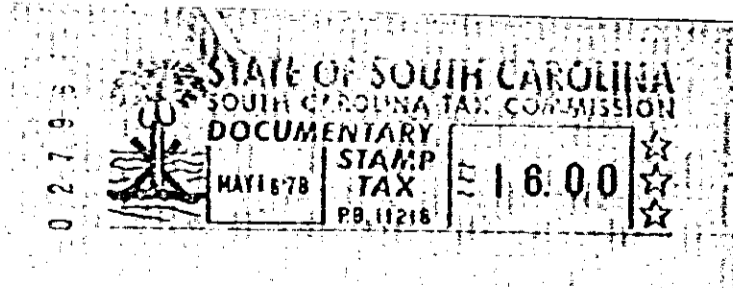
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, consisting of 6.10 acres, being shown on a plat entitled "Property of Sadie S. Porter", dated May, 1978, by Dalton & Neves Co., Engineers, and recorded in Greenville County Plat Book 6-P at Page 36, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the northeastern edge of a County Road, at a point 1228 feet along the right of way of said County Road from the northeastern point of intersection of that County Road with Boling Road, at the joint front corner with property now or formerly owned by Henry D. Fulbright, and running thence S.85-40 W. 26.9 feet to an iron pin on a Joint Road; thence along said Joint Road, N. 71-29 W. 114.1 feet to an iron pin on the common line with other property owned by Frances E. Potts; thence with said Potts property, as follows: N. 71-29 W. 113.3 feet to an iron pin; N. 50-20 W. 97.62 feet to an iron pin; N. 33-30 W. 105.15 feet to an iron pin; N. 5-45 W. 77.3 feet to an iron pin; N. 10-54 E. 280.1 feet to an iron pin; N. 22-15 W. 299.5 feet to an iron pin on the bank of the Saluda River; thence with the bank of the Saluda River, the traverse of which is as follows: N. 51-21 E. 90 feet to an iron pin; N. 15-33 E. 79.7 feet to an iron pin; thence continuing with the bank of the Saluda River, N. 18-30 E. 80 feet to an iron pin on the joint line with property now or formerly belonging to Winnstead; thence with said Winnstead line, N. 88-05 E. 309 feet to a stone, as shown on said plat, said stone being on the joint line with property now or formerly owned by Henry D. Fulbright; thence with said Fulbright line, as follows: S. 4-30 W. 166 feet to a poplar tree; thence S. 30-45 W. 369.6 feet to an iron pin; thence S. 19-15 E. 297.3 feet to an iron pin; thence S. 67-55 E. 60 feet to an iron pin; thence S. 16-35 W. 110.3 feet to an iron pin; thence S. 29-00 E. 201.8 feet to an iron pin, the point of beginning.

This is the same property conveyed to the Mortgagor herein by the Mortgagee herein by deed dated May 15, 1978, to be recorded simultaneously herewith. Also covered by the lien of this mortgage is all right, title and interest that the mortgagor has acquired to the "County Road" and "Joint Road", as described on the deed from mortgagee to mortgagor, and as depicted on the above referred to plat.

THIS IS A PURCHASE MONEY MORTGAGE.

RECORDED
MAY 16 1978 1520



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 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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