

FILED
GREENVILLE CO. S. C.

BOOK 1435 PAGE 283

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

JUN 15 10 48 AM '78
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Peter T. Gillespie and Mary Gillespie Sandzen

(hereinafter referred to as Mortgagor) is well and truly indebted unto Helen E. Waddell

(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

One hundred thirteen thousand six hundred - - Dollars (\$ 113,600.00) due and payable in three equal installments of \$37,866.67 on June 14, 1979, June 14, 1980 and June 14, 1981,

with interest thereon from date at the rate of 8% per centum per annum, to be paid: annually

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 71.88 acres, more or less, being shown and designated as 71.88 acres on a Plat of Property of Peter T. Gillespie and Mary Gillespie Sandzen, prepared by Freeland & Associates, dated June 13, 1978, recorded in the RMC Office for Greenville County in Plat Book 6M, at Page 71, and having, according to said Plat, the following metes and bounds:

BEGINNING at an iron pin at the intersection of Gibbs Shoals Road and property now or formerly of Dillard, and running thence with the Dillard line the following courses and distances: S 52-12 W, 1087.2 feet to an iron pin; thence S 81-32 W, 827.24 feet to an iron pin; thence N 65-08 W 688.16 feet to an iron pin; thence N 87-55 W, 396.0 feet to an iron pin on the Enoree River; thence continuing with the Enoree River, the following courses and distances: N 34-33 E, 119.71 feet to an iron pin; thence N 21-54 E, 410.93 feet to an iron pin; thence N 56-04 W, 47.57 feet to an iron pin; thence continuing with the Enoree River and property now or formerly of Dillard, N 19-51 W, 35.0 feet to an iron pin; thence continuing with the Dillard line, N 21-25 W, 214.5 feet to an iron pin which intersects the Dillard property and property now or formerly of Smith; thence with the Smith line, N 70-50 E, 1,683.39 feet to an iron pin, corner of Smith and property now or formerly of Burnett; thence with the Burnett line, N 70-37 E, 852.11 feet to an iron pin in the center of Gibbs Shoals Road; thence with said Gibbs Shoals Road, S 11-00 E, 1,113.13 feet to an iron pin, the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Helen E. Waddell, dated June 14, 1978, to be recorded simultaneously herewith.

THIS IS A PURCHASE MONEY MORTGAGE

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
JUN 15 78
STAMP TAX
\$ 45.44
FB. 11218

GCTD - - - - - 2 JUN 15 78 718

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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