

Mortgagee's mailing address: 703 Brushy Creek Rd., Taylors, S. C.

VL 1468 REC 837

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S. C. TO ALL WHOM THESE PRESENTS MAY CONCERN.

MORTGAGE OF REAL ESTATE

JUN 1 12 38 PM '79

WHEREAS, Fred W. Free  
DONNIE S. TANKERSLEY  
R.M.C.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Henry J. Runion and Velma C. Runion

(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 Seventy Five Thousand and 00/100

Dollars (\$ 75,000.00 ) due and payable

in monthly installments of Seven Hundred Seventy-Five and 37/100 (\$775.37) Dollars beginning July 1, 1979 and continuing in successive monthly installments of Seven Hundred Seventy-Five and 37/100 (\$775.37) Dollars thereafter until paid in full with the right to prepay in part or in full at any time without penalty. Said installments to consist of principal and interest at the rate of nine (9%) per cent per annum. Payments to apply first to principal and then to interest on the outstanding balance.

with interest thereon from date at the rate of nine (9%) per centum per annum, to be paid: monthly

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:

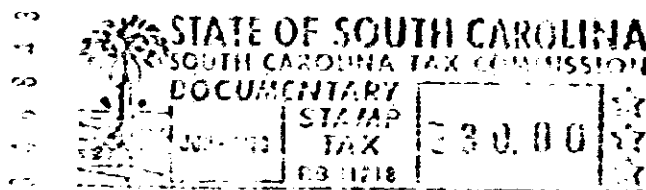
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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

All that piece, parcel or lot of land with all improvements thereon in the County of Greenville, State of South Carolina, situate, lying and being on the northeastern side of Brushy Creek Road and containing two acres according to a plat prepared by Carolina Surveying Company dated December 17, 1973, entitled "Survey for H. J. Runion" and having according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the northeastern side of Brushy Creek Road, said point being 1086.7 feet west of the intersection of Brushy Creek Road and Collingwood Lane and running thence with the northeastern side of said Brushy Creek Road as follows: N. 61-35 W. 84.5 feet to an iron pin; N. 51-44 W. 60.1 feet to an iron pin; N. 32-02 W. 54 feet to an iron pin; N. 14-19 W. 39 feet to an iron pin; N. 3-35 W. 52 feet to an iron pin; N. 04-30 W. 130.7 feet to an iron pin; thence in a new line through the property of H. J. Runion, N. 85-00 E. 233.9 feet to a point; thence S. 32-14 E. 226.3 feet to an iron pin; thence S. 46-20 W. 249.4 feet to an iron pin, the point of beginning. Together with the furniture and equipment shown in Exhibit "A" annexed hereto and made a part hereof.

This being the same property conveyed to the mortgagor by deed of Henry J. Runion and Velma C. Runion, of even date, to be recorded herewith.



CC 100  
JUN 1 1979  
552

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.

3.50CT

4328 RV-2