

MORTGAGE OF REAL ESTATE -  
FILED  
GREENVILLE CO. S. C.

VOL 1469 PAGE 441

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE } 2 31 PM '79  
DONNIE S. TANKERSLEY  
R.M.C.

MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:  
(Purchase Money Mortgage)

WHEREAS, Gladys S. Sellers and Ben Sellers, Jr.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Leroy Cannon and C. E. 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

Eighty-Five Thousand & No/100----- Dollars (\$ 85,000.00 ) due and payable  
in equal payments of \$913.42 per month, beginning September 1, 1979, for fifteen  
years, until paid in full (payments to apply first to interest and balance to  
principal).

with interest thereon from date at the rate of 10% 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 Greenville, between Old Augusta Road and Augusta Road (U.S. 25 South), containing 3.489 acres more or less shown on a plat prepared by Charles K. Dunn and T. Craig Keith, Registered Surveyors on May 20, 1977, and having according to said plat the following metes and bounds to-wit:

BEGINNING at the Right of Way on U.S. 25 South at the joint corner of Donald Schmauch property and running thence with the Right of Way of Old Augusta Road, S. 09-04 W. 283 feet to an old iron pin; thence with residential area, Brookside Subdivision, N. 68-25 E. 603.8 feet to an old iron pin on Old Augusta Road; thence with Old Augusta Road Right of Way, N. 32-25 W. 100.8 feet; thence continuing N. 36-25 W. 100 feet; thence continuing N. 43-48 W. 98.9 feet to an iron pin; thence S. 67-03 W. 460.61 feet to the beginning corner.

This property is subject to any recorded restrictions, easements or rights of way and particular attention is called to the drainage easement on said property.

Purchase Money Mortgage.

Being a portion of the same property conveyed unto Leroy Cannon and C. E. Runion by deed recorded in the R.M.C. Office for Greenville County, S. C. in Deed Book 1101 at Page 219 recorded the 7 day of June, 1979.

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STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY  
STAMP  
TAX  
34.00  
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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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