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JUL 23 1 35 PM '79
DORRIS TANKERSLEY
R.M.C.

1414-311

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

SUPREMACY OF FEDERAL STATE

WHEREAS Joint Ventures, Inc.

hereinafter referred to as Mortgagee, has sold to by Deed to Daniel L. Cunningham

hereinafter referred to as Mortgagor, as evidenced by the Mortgage, a copy of which is attached to the terms of which are incorporated herein by reference to the sum of

Twenty two thousand and 00/100----- Dollars \$22,000.00 due and payable on demand

with interest thereon from date of said Mortgage at the rate of six (6%) percent per annum to be paid annually

WHEREAS, the Mortgagee may hereinafter be required by the Mortgagor to make further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public utility charges, repairs and maintenance charges

NOW, KNOW ALL MEN, that the Mortgagee, as holder of the above debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be liable to the Mortgagee, has caused to be made and advanced to or for his account by the Mortgagee, and also in consideration of the further sum of one Dollar (\$1.00) to the Mortgagor and in full and to be paid by the Mortgagor at and before the sealing and delivery of this Mortgage, the sum of one Dollar (\$1.00) which said Dollar has been granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, as follows:

TRACT NO. 1

ALL that certain piece or parcel of land with improvements thereon hereinafter described therein, situate, lying and being in the State of South Carolina, County of Greenville, in Chick Springs Township, containing 26 acres, more or less, being known and designated as Lot No. 1 on plat made by J. Earle Freeman, Surveyor in March, 1937, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin near bank of a prong of Mountain Creek, the southeastern corner of Lot No. 2 of the same lands, and running thence with line of Lot No. 2 as a line, N. 24 1/2 W. 22.78 chains to an iron pin in line of Tract No. 3; thence with the line of said lot N. 65 1/4 E. 7.16 chains to iron pin, corner of lands owned by Ben Singleton; thence with line of his land, S. 35-36 E. 7.00 chains to stone; thence N. 83-39 E. 5.16 chains to double stones corner; thence N. 76 1/2 E. 4.83 chains to stone, corner of land owned by Kirby Bridwell; thence with the line of said land, S. 29 1/2 E. 6.50 chains to iron pin on Rutherford Road; thence with Rutherford Road as line, S. 38 1/4 W. 9.20 chains to iron pin in bend of road; thence S. 60 1/2 W. 6.50 chains to iron pin; thence S. 9 E. 2.50 chains to iron pin; thence S. 64 W. 2.50 chains to iron pin in Rutherford Road; thence N. 87 1/4 W. 1.00 chains to iron pin, the beginning corner.

TRACT NO. 2

All that tract, lot or parcel of land bounded on the north by lands of Kirby Bridwell, on the east by lands of W. S. Edwards, on the south by lands of W. S. Edwards, and on the west by lands of Dan Mosley, and having the following metes and bounds:

Beginning at a stone at the northeast corner of the above-described lands in center of New Rutherford Road; thence with center of said road, S. 20 3/4 W. 4.22 chains to center of road; thence S. 31 W. 3.44 chains to center of New Rutherford Road; thence N. 29 1/2 W. to stone 3x 0M; thence N. 81 1/4 E. to the beginning corner, and containing 2.19 acres, more or less, according to survey made by J. Earle Freeman, July 21, 1941.

LESS, HOWEVER, Lots 28-57 as shown on plat of Edwards Forest Subdivision, Section 5, recorded in the RMC Office for Greenville County in Plat Book 4-X at page 50, previously conveyed by Daniel L. Cunningham to Joint Ventures, Inc. by deed recorded July 23, 1973 in said RMC Office in Deed Book 979 at page 562, and LESS HOWEVER, 5.50 acres previously conveyed by Daniel L. Cunningham to F. Kenneth Faulkenberry and Frances Faulkenberry by deed recorded September 21, 1977 in said RMC Office in Deed Book 1065 at page 195.

This is the same property conveyed to the mortgagor by deed from Daniel L. Cunningham dated July 16, 1979 and recorded in the RMC Office for Greenville County in Deed Book 1107 at page 1149.

The mortgagee's address is: 17 Edwards Forest Plaza, Taylors, SC 29687

Together with all and singular rights and appurtenances thereto in any way incident or appertaining, and all of the rights, uses, and privileges, now or hereafter existing, and all of the fixtures, plumbing and lighting fixtures now or hereafter attached, connected or in any way annexed to the premises, and that all such fixtures and equipment, other than the usual household furniture, be included as part of the real estate.

TO HAVE AND TO HOLD, unto the Mortgagee, the above premises, with the Mortgagee's heirs, assigns and assigns forever.

The Mortgagee now grants that it is lawfully seized of the premises hereinafter described in this simple deed, that it has good right and is lawfully entitled to sell, lease, convey, mortgage, and otherwise dispose of all lots and parcels of land and of all rights and appurtenances except as provided herein. The Mortgagee further warrants that the premises hereinafter described by the said premises unto the Mortgagee forever, from and against the Mortgagee and all persons claiming through the Mortgagee, and against the Mortgagee and all persons claiming through the Mortgagee, and against the Mortgagee and all persons claiming through the Mortgagee, and against the Mortgagee and all persons claiming through the Mortgagee.

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