

MORTGAGE OF REAL ESTATE

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

FILED
CO. S. C.
JUL 27 1 14 PM '79
DONALD S. TAYLOR

WHEREAS, WILLIAM L. BONNER and WYATT F. BONNER,

hereinafter referred to as Mortgagor) is well and truly indebted unto A.C. & F. INC.

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

Fourteen Thousand and No/100----- Dollars (\$ 14,000.00) due and payable

In monthly installments of \$185.02, beginning on August 15, 1979, and continuing monthly thereafter until paid in full.

with interest thereon from date at the rate of 10 1/2 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, State of South Carolina, according to a survey by Charles K. Dunn and T. Craig Keith, Associates, Registered L. S. dated June 25, 1979, on Hood Road near the Intersection of Carr Road, Carr Road going to Moonville, and BEGINNING on Hood Road at the corner of James H. Bush property and running thence with said property N. 89-33 W. 969.12 feet to property of Olinger; thence with Olinger property, N. 21-07 W. 349.73 feet; thence continuing with Olinger property, S. 65-25 E. 474.61 feet; thence with property of the Grantor, N. 88-56 E. 709.77 feet to Hood Road; thence with Hood Road, S. 17-08 W. 156.68 feet to the beginning corner.

This being a portion of the same property conveyed unto A.C.F., Inc. by deed from Beatrice Hudson and Willie H. Hudson recorded on the 10th day of July, 1979, in the R.M.C. Office for Greenville County, S. C. in Deed Book 1106 at Page 436.

This conveyance is subject to all recorded easements and rights of way and any zoning ordinances on the said property.

This being a Purchase Money Mortgage.

The Above property description being Lot # 1, Carr Acres, Greenville Co., S. C., containing approximately 4 acres.

GOTO --- JUL 27 1979 1344

STATE OF SOUTH CAROLINA
DOCUMENTARY STAMP
\$ 05.60

2.5001

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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