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DUGAN
H.M.C.
ANNERSLEY

MORTGAGE

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

THIS MORTGAGE, made the 30th day of August, 1979,
between THOMAS E. AVENT

(whether one or more), hereinafter called the Mortgagor, and DURHAM LIFE INSURANCE COMPANY, a North Carolina corporation, having its principal office in the City of Raleigh, Wake County, North Carolina, hereinafter called the Mortgagee,

WHEREAS, the Mortgagor is indebted to the Mortgagee for money loaned, to secure the payment of which the Mortgagor has executed and delivered to the Mortgagee a note of even date herewith, in the principal sum of ONE HUNDRED SEVENTY FIVE THOUSAND AND NO/100

DOLLARS (\$175,000.00), payable \$1,855.00 on October 1, 1979, and \$1,855.00 on the first day of each month thereafter until the full amount of principal and interest has been paid

at the office of the Mortgagee in Raleigh, North Carolina, or at such other place as the holder thereof may designate in writing, said note bearing interest at the rate set forth therein, to which note reference is hereby made.

NOW, THEREFORE, the Mortgagor, in consideration of the aforesaid debt, and also in consideration of the further sum of Three Dollars (\$3.00) in hand paid by the Mortgagee to the Mortgagor, receipt whereof is hereby acknowledged, and for the purpose of securing (1) payment of said indebtedness as in said note provided, (2) payment of all other moneys secured hereby, and (3) the performance of all the covenants, conditions, stipulations and agreements herein contained, does by these presents grant, bargain, sell and release to the Mortgagee, its successors and assigns, the following described lands and personal property situate in the

of Greenville County, South Carolina:

All that certain piece, parcel or lot of land lying in Greenville County on South Carolina Highway No. 14, consisting of 3.36 acres according to the plat entitled "Property of The Macke Company," dated September 1978, prepared by Dalton & Neves, Co., Engineers, recorded in the RMC Office for Greenville County, South Carolina in Plat Book 6T at Page 84, having, according to said plat, the following metes and bounds, to wit:

BEGINNING at a point located on the northeastern right-of-way of South Carolina Highway No. 14, approximately 453.17 feet from the intersection of said highway and Phillips Road; thence along said right-of-way N69-28 W, 28.0 feet to a point; thence continuing along said right-of-way N 70-55 W, 222.0 feet to a point, which point forms a joint corner of subject property and certain property now or formerly owned by Greenville Spartanburg Airport; thence N 0-43 W, 560.15 feet to a stone; thence N 79-16 E, 238.6 feet to an iron pin; thence along a common boundary of subject property and other property owned by Grantor, S 0-43 E, 687.0 feet to the point of beginning.

ADDITIONAL COVENANT OF MORTGAGOR:

Mortgagor shall not sell, exchange, convey or otherwise transfer, in any manner whatsoever, all or any part of the property herein described, or any interest therein, without the prior written consent of the Mortgagee. If all or any part of the property herein described or any interest therein is sold, exchanged, conveyed or otherwise transferred by Mortgagor without Mortgagee's prior written consent, Mortgagee may, at its option, declare all the sums secured by this Mortgage to be immediately due and payable without further demand or notice, and may invoke any remedies herein provided.

Derivation: Deed from Macke Company recorded Feb. 28, 1979 in Deed Book 1097 at page 581.

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