

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
CO. S. C.
27 PM '79
R.M.C.
MCKINSEY

BOOK 1430 PAGE 775

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Country Homes and Mini-Farms, Inc.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Joe C. McKinney

(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 Thirty-Five Thousand and 00/100

Dollars (\$ 35,000.00) due and payable

one (1) year from date,

with interest thereon from date at the rate of eight (8%) per centum per annum, to be paid: at the rate of \$ 500.00 per month on interest only with the entire amount due 1 year from date.

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, the Mortgagee's heirs, 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, in Bates Township, and being shown as a 72.3 acres tract on a plat prepared by Terry T. Dill dated March 28, 1975 titled "Country Homes & Mini-Farms, Inc." and recorded in the R.M.C. Office for Greenville County in Plat Book 5-L at Page 13, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point located in the center of Old Mill Road and following the line of a branch S. 72-42 W. 282 feet to a point; thence turning and running S. 02-07 E. 843 feet to an iron pin; thence turning and running S. 87-00 E. 927 feet to a point in the center of Old Mill Road; thence following the center line of Old Mill Road S. 35-30 E. 400 feet to a point; thence continuing to follow the center line of Old Mill Road S. 36-45 E. 200 feet to a point; thence continuing to follow the center line of Old Mill Road S. 39-24 E. 113 feet to a point; thence turning and running with the center line of an unnamed county road S. 68-48 W. 86.7 feet to a point; thence S. 59-39 W. 70 feet to a point; thence S. 55-13 W. 175 feet to a point; thence S. 59-13 W. 350 feet to a point; thence S. 65-29 W. 130 feet to a point; thence S. 71-33 W. 120 feet to a point; thence S. 78-38 W. 110 feet to a point; thence N. 89-25 W. 120 feet to a point; thence N. 88-09 W. 200 feet to an old iron pin along the right-of-way of said unnamed county road; thence S. 78-30 W. 564 feet to an iron pin; thence N. 24-24 W. 1129 feet to a point; thence N. 13-30 W. 1283 feet to a Black Gum tree; thence following the branch as the line N. 83-47 W. 200 feet to a point; thence N. 76-16 W. 200 feet to a point; thence turning and running N.06-01 E. 142 feet to a point located in the center of an unnamed road; thence following the center line of said road S. 75-01 E. 206.7 feet to a point; thence S. 75-41 E. 754 feet to a point; thence S. 80-49 E. 120 feet to a point; thence S. 85-25 E. 140 feet to a point; thence S. 83-41 E. 100 feet to a point; thence S. 81-21 E. 150 feet to a point; thence S. 86-52 E. 120 feet to a point; thence S. 88-52 E. 200 feet to a point; thence S. 46-54 E. 102 feet to the point of beginning.

DERIVATION: DEED OF JOE C. McKinney, DEED BK. 1016 pg 336, RECORDED APR. 3 1975.

THE address of the Mortgagee herein is: 143 Clarendon Avenue, Greenville, South Carolina

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STATE OF SOUTH CAROLINA
RECORDING AND TAX COMMISSION
DOCUMENTARY
STAMP
14.00

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.

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