

FILED
GREENVILLE CO. S. C.

BOOK 1480 PAGE 826

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

SEP 11 3 52 PM '79
DONALD C. NOWAG & CARLA S. NOWAG
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, DONALD C. NOWAG and CARLA S. NOWAG

(hereinafter referred to as Mortgagor) is well and truly indebted unto

C. BURTON KEPPLER

(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-FOUR THOUSAND TWO HUNDRED FORTY-THREE and 07/100 Dollars (\$ 34,243.07) due and payable

in three (3) equal, annual installments of \$11,414.36, on August 15, 1980, August 15, 1981, and August 15, 1982,

with interest thereon from date at the rate of 10% per centum per annum, to be paid: annually

NO PREPAYMENT OF MORTGAGE WILL BE ALLOWED

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, O'Neal Township, South of U. S. Highway 135 and North of the property of the Commissioner of Public Works of Greer, consisting of 26.08 acres, more or less, and having, according to a Plat entitled Survey for C. Burton Keppler by Campbell and Clarkston, dated January 29, 1972, recorded in the RMC Office for Greenville County in Plat Book 4-J, at Page 135, the following metes and bounds:

BEGINNING at a point near Highway 135 and running thence S 79-06 E, 524.2 feet, more or less, to a new point in said Plat; thence with a new line in said Plat, S 01-42 E, 850.6 feet to a point in the center of Lake Cunningham Drive; thence S 29-29 E, 257.96 feet to an I.P.P.; thence with Property of Greer Water Works, S 40-02 W, 156 feet to a point; thence S 06-52 W, 141 feet; thence S 03-23 E, 162 feet; thence S 52-57 W, 145 feet; thence N 74-43 W, 154 feet; thence N 34-18 W, 205 feet; thence N 79-58 W, 237 feet; thence N 84-20 W, 220 feet; thence leaving property of Greer Water Works, N 09-30 E, 169 feet to an old iron pin at edge of Lake Cunningham Drive; thence continuing across said Drive, N 09-30 E, 215 feet to a point; thence N 03-45 W, 334 feet to a point; thence N 03-11 W, 333.7 feet across an unnamed Drive to an old iron pin; thence N 28-50 E, 198 feet; thence N 42-20 E, 252 feet to the beginning corner, all distances more or less.

This is the same property conveyed to the Mortgagors herein by deed of C. Burton Keppler, dated Sept. 11, 1979 to be recorded simultaneously herewith.

THIS IS A PURCHASE MONEY MORTGAGE

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
SEP 11 1979

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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