

MORTGAGE OF REAL ESTATE

BOOK 1500 PAGE 810

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }
ALL WHOM THESE PRESENTS MAY CONCERN:
W. S. C. 11 26 AM 1980
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WHEREAS, DONNIE CARY LOFTIS and THELMA JEAN LOFTIS

(hereinafter referred to as Mortgagor) is well and truly indebted unto C. E. RUNION

(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

FORTY-NINE THOUSAND SEVEN HUNDRED AND No/100----- Dollars (\$49,700.00) due and payable

\$5,280.65 on January 1, 1981, & 55 equal payments of \$1,056.13 beginning February 1, 1981, which is principal prorated over five years from September 1, 1980, with interest at 10% percent.

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

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, Chick Springs Township, containing 10.27 acres more or less according to plat of property of C. E. Runion prepared by Kermit Gould and fronting on Gibbs Shoals Road, and having according to said plat the following metes and bounds to-wit:

BEGINNING on Gibbs Shoals Road at the corner of property of David D. Drummonds and C. E. Runion on Gibbs Shoals Road from Batesville Road and running thence with the center line of Gibbs Shoals Road, N. 2-30 W. 178.5 feet; thence continuing N. 0-54 W. 28.8 feet; thence leaving the center of Gibbs Shoals Road and passing through the center of an old barn (a new iron pin 25 feet from the center of Gibbs Shoals Road), S. 88-05 E. 1537.52 feet to a new iron pin; thence S. 88-05 E. 725.42 feet to an old iron pin; thence with the Airport Property, S. 9-55 E. 189.5 feet to an old iron pin; thence with the Drummonds property, N. 88-37 W. 2,286.8 feet to the beginning corner.

This being the same property deeded to the Mortgagors herein by deed from C. E. Runion recorded in the R.M.C. Office for Greenville County, S. C. in Deed Book 1130 at Page 376 recorded the 4th day of August, 1980.

This is a purchase money mortgage.

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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