

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
SEP 2 10 36 AM '80
MORTGAGE OF REAL ESTATE
DONNIE S. TANKERSLEY TO ALL WHOM THESE PRESENTS MAY CONCERN:
R.M.C

WHEREAS, WE, LOUIS B. KUBLER AND SAUNDRA SUE KUBLER

(hereinafter referred to as Mortgagor) is well and truly indebted unto WILLIE B. GRUMBLES

(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

SIX THOUSAND NINE HUNDRED SIXTY ----- Dollars (\$6,960.00) due and payable
\$92.51 on the 1st day of SEPTEMBER , 1980, and a like amount on the 1st day of
each and every month thereafter until the entire principal sum and accrued interest is
paid in full; said installments to be applied first in payment of interest and balance
to principal
with interest thereon from date at the rate of 10% 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, the Mortgagee's heirs, successors and assigns:

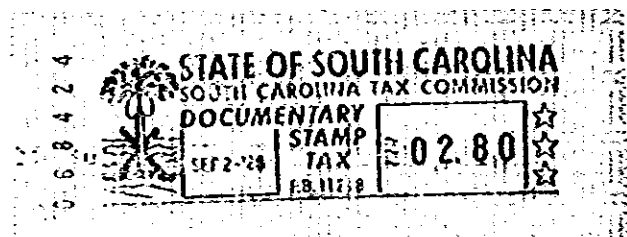
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Cleveland Township, containing 19.2 acres as shown on plat entitled "Survey for Louis B. Kubler" dated August 30, 1980 prepared by W. R. Williams, Jr. and recorded September 2, 1980 in plat book 8-A page 93 of the RMC Office for Greenville County, and having according to said plat the following courses and distances, to-wit:

Beginning at an iron pin on the southeast side of Gap Creek, and running thence S. 35-03 E. 704.6 feet to an iron pin on the southeast side of a county road; thence with the southeast side of said road S. 77-14 W. 151.3 feet to an iron pin; thence with the line of property now or formerly of Taylor, S. 35-20 E. 1956.5 feet to an iron pin; thence S. 55-56 W. 494 feet to an iron pin; thence with the line of property now or formerly of Tankersley, N. 31-17 W. 629.5 feet to an iron pin; thence N. 18-53 W. 460 feet to an iron pin; thence N. 16-46 W. 368.5 feet to an iron pin; thence N. 38-49 W. 71.5 feet to an iron pin; thence N. 26-28 W. 301.6 feet to an iron pin; thence N. 74-29 W. 73 feet to an iron pin; thence N. 19-04 W. 196.8 feet to an iron pin on the northwest side of a county road; thence N. 30-22 W. 527.4 feet to an iron pin on the southeast side of Gap Creek; thence with the meanderings of said creek N. 41-56 E. 90.6 feet to an iron pin; thence N. 23-15 E. 97.6 feet to an iron pin; thence N. 80-50 E. 84.2 feet to the point of beginning.

This is the same property conveyed to mortgagors by mortgagee by deed of even date herewith, to be recorded herewith.

This mortgage is junior in lien to that certain mortgage given by mortgagors to Fidelity Federal Savings and Loan Association in the amount of \$21,000.00 dated and recorded on this date.

SEP 2 1980 1304



Mortgagee's address:
9 Batson Drive
Greenville, S. C. 29611

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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