

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE COUNTY, S. C.
OCT 22 3 07 PM '80
R.M.C.

MORTGAGE OF REAL ESTATE

ALL WHOM THESE PRESENTS MAY CONCERN:

BOOK 1521 PAGE 347

WHEREAS, DAVID VINSON

(hereinafter referred to as Mortgagor) is well and truly indebted unto WALTER F. WALDEN and HUGH MICHAEL DRAKE,

(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 TWENTY THOUSAND, ONE HUNDRED SEVENTY NINE AND NO/100 Dollars (\$ 20,179.00) due and payable In 240 consecutive monthly installments of \$100.00 with each payment to represent its amortized share of principal and interest at 10% per annum with the principal balance left due and owing after the 240 payments to be due one month after the 240th payment. The first payment shall be due one month 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, 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,

ALL that piece, parcel or tract of land, lying, being and situate in the State and County aforesaid and being shown on a plat of property of David Vinson prepared by T. H. Walker, Jr., R.L.S. on September 9, 1980, which plat shows 11.87 acres and is recorded in the R.M.C. Office for Greenville County in Plat book 8-6 at page 98 and which property, has according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of a road (which iron pin is 1242 feet from the intersection with Nelson Road) and running thence N. 5-43 E. 683.4 feet to an iron pin; thence turning and running S. 83-42 E. 957.8 feet to an iron pin; thence turning and running S. 47-14 W. 321.4 feet to an iron pin; thence turning and running S. 1-48 E. 293 feet to an iron pin in a cul-de-sac at the end of the aforementioned road; thence turning and running along the center of said road S. 75-45 W. 449.1 feet to an iron pin; thence N. 82-48 W. 361.6 feet to the point of beginning.

THIS being the same property conveyed to the Mortgagor herein by deed of Walter F. Walden and Hugh Michael Drake, of even date, to be recorded herewith.

STATE OF SOUTH CAROLINA
DOCUMENTARY TAX COMMISSION
DOCUMENTARY TAX STAMP
\$ 00.00

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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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