

MORTGAGE OF REAL ESTATE -

Mortgagee's address: P. O. Box 1136
Greer, SC 29651

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RECORDED
NOV 23 4 01 PM '80
R.M.C. HENRYSLEY

MORTGAGE OF REAL ESTATE

BOOK 1525 PAGE 583

TO WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, CHARLES H. ENGLISH, JR. AND OWEN T. MCCLLOUD

(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

Eighty-Seven Thousand & No/100 ----- Dollars (\$ 87,000.00) due and payable \$2,000.00 per month, with each payment first to be applied to interest and the balance to principal until paid in full, payable monthly beginning November 15, 1980;

with interest thereon from date at the rate of 14% 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, 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, on the Corner of New Highway 14 and Suber Road described according to a plat by Freeland Associates, dated November 6, 1980, and having according to said plat the following metes and bounds to-wit:

BEGINNING at the corner of said Road at a nail and cap and running thence with New Highway 14 Right of Way, the following courses and distances; S. 31-21 E. 185 feet; S. 30-21 E. 100 feet; S. 28-21 E. 100 feet; S. 26-02 E. 139.7 feet; thence leaving said right of way, S. 63-52 W. 22.3 feet; thence S. 25-19 E. 99.5 feet; thence S. 56-08 W. 43 feet; thence N. 55-40 W. 484.08 feet; to a nail and cap approximate in the center of Suber Road; thence down the approximate center of Suber Road, N. 29-45 E. 90.87 feet; thence N. 26-05 E. 255.8 feet to the beginning corner.

This property is the same property 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 1152 at Page 209 the 25 day of November, 1980.

This property is subject to all recorded easements, restrictions and rights of way and any visible on the property and subject to any applicable zoning ordinances.

THIS IS A PURCHASE MONEY MORTGAGE.

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DOCUMENTARY
STAMP
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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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