

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

FILED  
GREENVILLE COUNTY, S.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

DEC 2 10 48 AM '80

WHEREAS, L. D. ~~EN~~ Enterprises, Inc.,

(hereinafter referred to as Mortgagor) is well and truly indebted unto First National Bank of Pickens County,

(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 and No/100-----

----- Dollars (\$20,000.00 ) due and payable in accordance with the terms and provisions of the note of even date which this mortgage secures,

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, 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, Cleveland Township, shown as the Southern portion of Lot No. 8 and the Western portion of Lot No. 7, containing 3.02 acres as shown by plat entitled "Plat Prepared for L.D.L. Enterprises, Inc.", prepared by Embree S. Griner, Jr., S.C.R.L.S. No. 6815, dated November 21, 1980, which plat is recorded in the RMC Office for Greenville County, S.C., in Plat Book 85, at Page 17, and having, according to said plat, the following metes and bounds, to-wit: BEGINNING at an iron pin in or near the center of Rose Lane which road runs through the Northern corner of Lot No. 8 and running thence with the center of said road the following courses and distances, to-wit: N. 74-58-50 E. 32.91 feet to a point; thence, N. 71-34-55 E. 69.61 feet to a point; thence, N. 88-37-10 E. 61.27 feet to a point; thence, S. 76-13-07 E. 51.51 feet to an iron pin; thence, S. 69-34-01 E. 69.84 feet to a point; thence, S. 65-54-29 E. 98.37 feet to a point; thence, S. 59-49-08 E. 48.74 feet to a point; thence, S. 39-32-14 E. 158.09 feet to a nail and cap in the center of a wooden bridge which crosses Gap Creek; thence turning and running with the center of Gap Creek as the line the following courses and distances, to-wit: S. 81-28-50 W. 144.19 feet to a point; thence, S. 64-43-19 W. 27.67 feet to a point; thence, S. 67-17-27 W. 46.55 feet to a point; thence, S. 40-48-52 W. 46.79 feet to a point; thence, S. 35-45-49 W. 129.33 feet to a point; thence, S. 17-32-12 W. 24.36 feet to a point in the center of Gap Creek; thence turning and running with the line of Lots Nos. 8 and 9, N. 40-45 W. 427.00 feet to an iron pin at the joint rear corner of Lots Nos. 8 and 9; thence turning and running, N. 49-13-45 E. 126.32 feet to an iron pin in or near the center of Rose Lane, the point of beginning.

This is the same property conveyed to the mortgagor herein by deed of First National Bank of Pickens County dated December 1, 1980, and recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1138, at Page 175.

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STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
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 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.

4. OCT 1 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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