

FILED  
GREENVILLE CO. S.C.  
JAN 16 3 40 PM '81  
DANNIE S. TANKERSLEY  
R.M.C.

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Carle C. Mahn and C. Maxine Mahn

(hereinafter referred to as Mortgagor) is well and truly indebted unto Larry Wayne Richardson and Candice E. Richardson

(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 Sixty Nine thousand Two Hundred Fifty and No/100

Dollars (\$ 69,250.00 ) due and payable

In accordance with terms of note of even date herewith.

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

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 being shown and designated as a 31.70 tract on a plat of property of Carle C. Mahn and C. Maxine Mahn, prepared by Dalton and Neves Co., Engineers, dated December, 1980, recorded in the R.M.C. Office for Greenville County in Plat Book 81 page 45 and having according to said plat the following metes and bounds to wit:

Beginning at a nail and cap in the center of S. C. Hwy. No. 11 at the joint corner of property now or formerly of Courtney P. Bolding and the 31.70 Acre tract and running thence along the common line of said tracts S. 70-55 W. 1989.0 feet to an iron pin; thence continuing along the said tracts S. 58-56 W. 702.9 feet to an iron pin at the intersection of the 31.70 Acre tract, property now or formerly of Courtney P. Bolding and property now or formerly of Gerhard W. and Ruth Torbahn; thence along the common line of the 31.70 Acre tract and the property now or formerly of Gerhard W. and Ruth Torbahn S. 8-00 W. 787.3 feet to an iron pin in an old road bed at the joint corner of the 31.70 Acre tract and property now or formerly of L. P. Thomas, Jr.; thence along the old road bed S. 55-00 E. 75 feet to an iron pin; thence continuing along the old road bed S. 59-10 E. 100 feet to an iron pin; thence continuing along the old road bed S. 70-00 E. 100 feet to an iron pin; thence along a creek the center of which is the line the following courses and distances: N. 42-55 E. 283.3 feet, N. 62-15 E. 396.2 feet, N. 73-54 E. 109.5 feet, N. 17-10 E. 97.1 feet to an iron pin on the edge of a lake; thence through the lake N. 66-57 E. 641.5 feet to an iron pin on the other end of said lake; thence through another lake N. 81-06 E. 415.3 feet to an iron pin on the other end of said lake; thence along the common line of the 31.70 Acre tract and the 15.60 Acre tract N. 62-01 E. 1100.5 feet to a nail and cap in the center of S. C. Hwy. No.11; thence along the center of S. C. Hwy. No. 11 N. 41-35 W. 300 feet to a nail and cap being the point of beginning.

This is a portion of the property conveyed to the Mortgagors by deed of Larry Wayne Richardson and Candice E. Richardson recorded in the R.M.C. Office for Greenville County in Deed Book 1140, page 946 on January, 1981.

This is a purchase money mortgage.

GREENVILLE COUNTY, S.C.  
RECORDED IN DEED BOOK 1140, PAGE 946  
JAN 16 1981

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.

6  
2  
0

4328 RV-2