

STATE OF SOUTH CAROLINA } GREENVILLE CO. S. C. MORTGAGE OF REAL ESTATE
COUNTY OF GREENVILLE } JAN 16 4 46 PM '81 TO ALL WHOM THESE PRESENTS MAY CONCERN:

DONNIE S. TANKERSLEY
I, LAWRENCE E. McNAIR, R.M.C.

WHEREAS, (hereinafter referred to as Mortgagor) is well and truly indebted unto LLOYD D. AUTEN

(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 and No/100 Dollars (\$ 37,000.00) due and payable

according to terms of note of even date,

with interest thereon from at the rate of per centum per annum, to be paid:

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 - All my right, title and interest being an undivided one-fourth (1/4th) interest in and to -

ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, as is more fully shown on a plat entitled "Property of Gulf Oil Corporation", prepared by Dalton & Neves, Engineers, dated July, 1980, containing 0.7866 acres, 34,267 square feet, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Haywood Road, which iron pin is located N. 4-21 W. 50.15 feet from an iron pin at the corner of Mobil Oil Corporation, and running thence along the eastern side of Haywood Road, N. 4-21 W. 50.5 feet to an iron pin; thence continuing with the eastern side of Haywood Road, N. 7-02 W. 37 feet to an iron pin; running thence N. 8-06 W. 12.5 feet to an iron pin at the intersection of Haywood Road and proposed Watson Boulevard; and running thence with the curvature of said intersection, the chord of which is N. 40-57 E. 32.8 feet to an iron pin on the southern side of proposed Watson Boulevard; running thence with the southern side of proposed Watson Boulevard, S. 89-59 E. 175.0 feet to an iron pin at the corner of property entitled "Richard Watson"; running thence with the line of said property, S. 6-29 E. 175.0 feet to an iron pin on the northern side of the right of way of a proposed access road; running thence with the northern side of said proposed access road, N. 39-59 W. 200.0 feet to the point of beginning.

This being a portion of the property conveyed to Lawrence E. McNair, Roland B. Isham and Joe F. Hayes by deed dated January 15th, 1981 from Steven Van Auten and Lincoln of South Carolina, Inc., recorded in the R.M.C. Office for Greenville County, South Carolina, on January 16, 1981 in Deed Volume 1111, at Page 54.

RECORDED IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF GREENVILLE COUNTY, SOUTH CAROLINA, 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.

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