

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

GREENVILLE CO. S. C. MORTGAGE OF REAL ESTATE  
JAN 16 4 48 PM '81 ALL WHOM THESE PRESENTS MAY CONCERN:  
DONNIE S. TANKERSLEY  
R.M.C.

WHEREAS, F. M. Lindsey,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Hubert A. Lindsey

(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

SIX THOUSAND FIFTY AND NO/100----- Dollars (\$ 6,050.00 ) due and payable in five equal installments. The first installment to be due on January 16, 1982, in the amount of \$1,210.00, and \$1,210.00 on the 16th day of each January thereafter up to and including January 16, 1986, with interest on the deferred balance at 13% payable annually in addition to the annual payments on the mortgage.

The mortgagor has the right to repay the entire amount on this mortgage at any time without penalty.

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, the Mortgagee's heirs, 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 situate, lying and being in the County of Greenville, State of South Carolina, on the headwaters of South Tiger River in Highland Township containing 3.62 acres as shown on plat made by F. M. Lindsey, January 14, 1981, and having according to said plat the following metes and bounds, courses and distances, to-wit:

BEGINNING at a point in the center of Lindsey Bridge Road corner of property of Estela Ruth Lindsey and running thence with the center of said road N. 72-52 W. 89.50 feet to a point; thence continuing N. 73-10 W. 91.40 feet to a RR spike; thence N. 75-03 W. 339.78 feet to a point; thence continuing with the center of said road N. 79.32 W. 333.37 feet to a RR spike corner of property of F. M. Lindsey; thence with the line of said property N. 77-30 E. 887.64 feet to a point, corner of property of Estela Ruth Lindsey; thence with the line of said property S. 5-27 W. 395.03 feet to the point of beginning on Lindsey Bridge Road.

This is the same property conveyed to the mortgagor by deed of Hubert A. Lindsey of even date herewith to be recorded.

This is the purchase money mortgage for the within described property, therefore no dower is necessary.

MORTGAGEE'S ADDRESS: Route 1. Taylors, SC 29687

DOCUMENTARY STAMP  
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 is 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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