

Route #12, Altamont Road, Greenville, SC 29609
MORTGAGE OF REAL ESTATE

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Greenville, SC 29601

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
GREENVILLE CO. S.C. MORTGAGE OF REAL ESTATE

BOOK 1533 PAGE 328

FEB 23 3 28 PM '81 THESE PRESENTS MAY CONCERN.

DONNE LANKERSLEY
R.M.C.

WHEREAS, Dale N. Anders

hereinafter referred to as Mortgagor) is well and truly indebted unto Vernon St. C. Allen and Helen M. Allen

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

Three Thousand Six Hundred Seventy-Seven and 67/100 Dollars (\$ 3,677.67) due and payable

according to terms of the promissory note executed herewith

with interest thereon from date at the rate of 10% 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 Greenville, on the E/S of the South Saluda River, being a portion of the property of Dessie M. Ellison, made by Terry T. Dill, Licensed Surveyor, dated December 17, 1979, and recorded in the RMC Office for Greenville County, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin in Deanna Blvd, at the corner of property now or formerly of Wojcek and running thence along the line of the Wojcek property S. 69-30 E. 1123 feet to an iron pin; thence along the line of property now or formerly of Guest S. 12-30 W. 228.5 feet to an iron pin; thence along the line of property now or formerly of Glover N. 66-26 W. 1198 feet; thence to an iron pin in Deanna Blvd; thence along Deanna Blvd N. 48-04 E. 50 feet; thence continuing along the line of said road N. 29-27 E. 118 feet to an iron pin, the beginning point, and containing 5.14 acres, more or less.

Being the same property conveyed to the Mortgagor by the Mortgagees by deed dated February 20, 1981, and recorded herewith in the RMC Office for Greenville County in Deed Book 1143 at Page 149.

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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 hereinafove described in fee simple absolute, that it has good right and is lawfully entitled 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 Mortgagee 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.

RECORDED

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