MORTGAGEE ADDRESS: Mrs. Blackburn, 711 S.E. 40th Avenue, Ocala, Florida 32670

BOOK 1535 PAGE 952

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
R.M.C. S.C.
MAR 24 12 00 PM '81
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

PURCHASE MONEY MORTGAGE

WHEREAS, I, W. R. Williams, Jr.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Evelyn C. Lanoway and Mary C. Blackburn

(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 Fifty Five Thousand and No/100----------

---------- Dollars ($ 55,000.00) due and payable

in monthly installments of Five Hundred Fifty Seven and 85/100 ($557.85) Dollars per terms of said note with interest thereon from date at the rate of nine (9%) per cent per annum to be paid per terms of said note.

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 that certain piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, consisting of 19.37 acres as shown on plat of property of Evelyn C. Lanoway and Mary C. Blackburn, prepared by W. R. Williams, Jr., Surveyor, LS# 3979 dated March 6, 1981 and recorded in the RMC Office for Greenville County, South Carolina in Plat Book 8K , page 49 , and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of Cunningham Circle, being approximately 313.8 feet from the intersection of Cunningham Circle and Cunningham Road at the southwestern corner of the property hereindescribed,running thence N. 18-01 E. 442.9 feet to an iron pin on the line of property now or formerly belonging to Cunningham; thence continuing along the line of property now or formerly belonging to Cunningham as follows: S. 85-20 E. 206.4 feet to an iron pin, N. 48-18 E. 498.3 feet to an iron pin, N. 6-36 E. 803.1 feet to an iron pin on the line of property now or formerly belonging to Cox; thence along the line of property now or formerly belonging to Cox S. 82-45 E. 479.0 feet to an iron pin; thence along the line of property now or formerly belonging to McCoy Estate S. 19-41 W. 1,670.1 feet to an iron pin; thence S. 55-14 W. 203.3 feet to a point in the center of Cunningham Circle; running thence along the center of said road as a line, N. 68-42 W. 592.4 feet to the point of beginning, consisting of 19.37 acres, more or less.

This being a portion of the same property conveyed unto the Mortgagor by deed of Evelyn C. Lanoway and Mary C. Blackburn, recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1144, page 911 on March 24, 1981.

The Mortgagor shall be able to obtain a release of the acreage described hereinabove upon payment of a reasonable price per acre as approved by the Mortgagees.

EXPRESS RIGHT OF PREPAYMENT IS RESERVED UNTO THE MORTGAGOR AS EVIDENCED BY THE MORTGAGOR'S PROMISSORY NOTE RECITED HEREINABOVE AND INCORPORATED HEREIN BY REFERENCE.

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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