

Mortgagee's address: *RL 1 Dewberry Acres, Taylor, S.C. 291687*

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

GREENVILLE CO. S.C.

FILED
MORTGAGE OF REAL ESTATE

BOOK 1536 PAGE 612

DONNIE S. TANKER (R.M.C.) WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Nathaniel E. Cain and Barbara L. Cain

(hereinafter referred to as Mortgagor) is well and truly indebted unto Bonita B. Whitfill

(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 **Nine Thousand Two Hundred Fifty and No/100** Dollars (\$9,250.00) due and payable

as per the terms of promissory note of even date

with interest thereon from date at the rate of **10%** per centum per annum, to be paid: upon maturity

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 piece, parcel or tract of land, lying and being situate in the County of Greenville, State of South Carolina, being shown as an 8.52 acre tract on plat entitled "Survey for Bonita B. Whitfill" as recorded in Plat Book 8N at Page 4, in the RMC Office for Greenville County, S.C., and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Southerlin Road, said iron pin being approximately 997.7 feet from the intersection of Barton Road and Southerlin Road, running thence N. 21-11 E. 949.4 feet to an iron pin; thence S. 54-04 E. 450.0 feet to an iron pin; thence N. 25-38 E. 906.5 feet to an iron pin; thence N. 50-40 W. 125.0 feet to an iron pin in the center of Southerlin Road; thence N. 63-02 W. 163.3 feet to an iron pin in the center of Southerlin Road; thence N. 59-35 W. 84.7 feet to an iron pin, the point of beginning.

THIS being the same property conveyed to the mortgagors herein by deed of the mortgagee herein as recorded in Deed Book 1145 at Page 243, in the RMC Office for Greenville County, S.C., on March 30, 1981.

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Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 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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