

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RECORDED
FILED
CO. S. C.
APR 15 3 58 PM '81
DONNIE WILKINSON
R.H.C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, JAMES A. HOLSTON, III
WILKINSON
R.H.C.

(hereinafter referred to as Mortgagor) is well and truly indebted unto GEORGE I. WIKE and PAUL E. PROFFITT, JR.

(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 SIXTEEN THOUSAND THREE HUNDRED and 00/100 -----

Dollars (\$ 16,300.00) due and payable

in 120 monthly payments of \$224.55 beginning May 15, 1981 and continuing on the 15th day of each month thereafter until paid in full.

with interest thereon from date at the rate of 11 per centum per annum, to be paid: as stated above.

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, in Grove Township, and being shown as Parcel A on a plat of Property of George I. Wike and Paul B. Proffitt, Jr., prepared by Charles F. Webb and recorded in Plat Book 6I at Page 41 on October 3, 1977, having the following metes and bounds, to-wit:

BEGINNING at an iron pin, said point being the Northwestern corner of H. L. Cauthen (12 acres); thence proceeding from said point N. 14-07 E. 810.8 feet to an iron pin; thence turning and running S. 84-24 E. 623.1 feet to a point; thence turning and running S. 14-29 W. 540.2 feet to an old axle; thence proceeding S. 14-55 W. 254.7 feet to an orn pin; thence turning and running N. 84-24 W. 619.7 feet to the point and place of BEGINNING.

Being the same property conveyed to the Mortgagor herein by deed from George I. Wike and Paul E. Proffitt, Jr., recorded of even date herewith.

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DOCUMENTARY
STAMP
APR 15 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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