

MORTGAGE OF REAL ESTATE -

1513 11319

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

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

JUN 5 1 01 PM '81

WHEREAS, Donald J. Schmauch

DONNA ANN RUSLEY
R.M.C.

(hereinafter referred to as Mortgagor) is well and truly indebted unto C. E. Runion, Leroy Cannon and Aline G. Cannon

(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 Five Hundred & No/100----- Dollars (\$6,500.00) due and payable
\$6,500.00 on or before October 1, 1982, with interest at 8% from July 26, 1979.

with interest thereon from see above at the rate of 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, said lot of land containing .96 acres according to plat by Dunn and Keith Surveyors, said plat being attached hereto and made a part hereof. Said lot being a triangle between Old Augusta Road and U. S. Highway No. 25, and having according to said plat, the following metes and bounds to-wit:

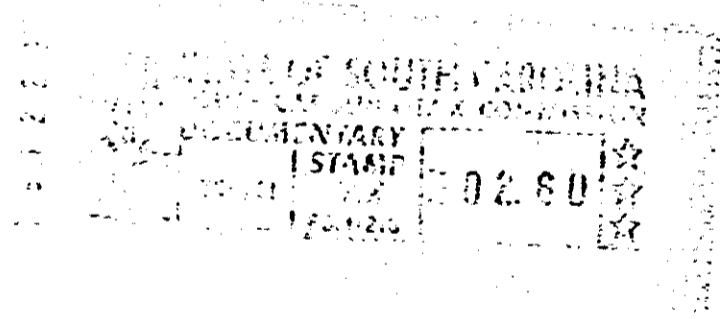
BEGINNING on U. S. Highway No. 25, and running thence N. 56-56 E. 427.1 feet to Old Augusta Road; thence S. 51-06 E. 85.1 feet; thence S. 67-03 W. 460.61 feet to the beginning corner.

This conveyance being subject to easements, restrictions, rights of way, and zoning ordinances.

This being the same property conveyed unto the Mortgagor, Donald J. Schmauch from C. E. Runion and Leroy Cannon and Aline G. Cannon, by deed dated July 28, 1980, and recorded in the R.M.C. Office for Greenville County, S. C. in Deed Book 1144 at Page 1860, on the 5 day of June, 1981.

Purchase Money Mortgage.

GCTO -----3 JUN 5 81 1358



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 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.

0.3.1.8

4328 RV-2