

FILED
GREENVILLE CO. S. C.

AUG 7 12 34 PM '81

DONNIE S. TANKERSLEY

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

Doc 1549 PAGE 321

Real Estate Mortgage

DOCUMENTARY
STAMP

9728

TO ALL WHOM THESE PRESENTS MAY CONCERN:

THIS MORTGAGE, made this 3rd day of August, 19 81, by Jimmy Roger Tolley

hereinafter called the Mortgagor, in the State aforesaid, Witnesseth:

WHEREAS, the said Mortgagor is truly indebted unto UNITED VIRGINIA MORTGAGE CORPORATION, Richmond, Virginia, hereinafter called the Mortgagee, in the sum of No/100

(\$18,150.00) Dollars, as evidenced by a promissory note of even date herewith, payable to the order of the Mortgagee in

119 consecutive monthly instalments of Three Hundred Nine and 74/100

(\$309.74) Dollars each, the first instalment being due September 15, 19 81, and the remaining instalments

are due on the 15th day of each month thereafter.

NOW, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor in consideration of the said debts and sums of money aforesaid and for the better securing of the payment thereof, and also to secure the payment of any other sums advanced to said Mortgagor under the terms and provisions of this Mortgage as hereinafter set forth, to the said Mortgagee according to the condition of said note, and also in consideration of the further sum of Three Dollars to the said Mortgagor in hand well and truly paid by the said Mortgagee, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, have granted, bargained, sold and released and by these presents do grant, bargain, sell and release unto the said Mortgagee, its successors and assigns, the following described property: ALL that certain piece, parcel or tract of land situate, lying and being in Oaklawn Township, Greenville County, S.C., containing 9.58 acres, more or less, and being known and designated as Tract No. 9 of property of Julian Hopkins by Bakkum-DeLoach & Associates dated August 5, 1977, and recorded in the RMC Office for Greenville County in Plat Book 6C, at Page 83, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the east side of Fork Shoals Road, joint front corner of Tracts 9 and 8, and running thence along the line of Tract 8 of said property, S. 87-13 E. 1310.88 feet to an iron pin in the line of property of S.C. Forestry Commission (Deed Book 201, Page 391), which point is also the rear corner of Tract 8 of said property; thence continuing along the line of S.C. Forestry Commission, crossing the easement of Duke Power Company, S. 78 E. 231 feet to an iron pin in the line of property of S. C. Forestry Commission; thence continuing along the line of property of S.C. Forestry Commission, N. 88 E. 348 feet to an iron pin in the line of property of J. Drayton Hopkins, joint corner of Tracts 4 and 9 and property of S.C. Forestry Commission; thence turning and running along the line of property of J. Drayton Hopkins, S. 41-11 W. 269.33 feet to an iron pin in line of said J. Drayton Hopkins' property, joint rear corner of Tracts 9 and 10; thence turning and running along the line of Tract 10, crossing the easement of Duke Power Company, N. 87-43 W. 1696.42 feet to an iron pin on the east side of Fork Shoals Road, joint front corner of Tracts 9 and 10; thence along the east side of Fork Shoals Road, N. 1-32 W. 250 feet to an iron pin on the east side of Fork Shoals Road, the beginning corner.

This is the same property conveyed to Jimmy Roger Tolley and Donna Sue Tolley by deed of Julian Pelham Hopkins, dated November 4, 1977, and recorded in the RMC Office for Greenville County, S.C., in Deed Book 1068, at Page 61; and subsequent thereto, Donna Sue Tolley has conveyed her one-half (1/2), undivided interest in said property to Jimmy Roger Tolley by her deed dated August 3rd, 1981, and recorded simultaneously herewith in Deed Book 1153, at Page 230.

The lien of this mortgage is junior and inferior in rank to that mortgage given to Greer Federal Savings and Loan Association dated July 21, 1978, in the original amount of \$30,000.00 as recorded in the RMC Office for Greenville County, South Carolina, in REM Book 1438, at Page 907.

TOGETHER with all the easements, ways, rights, privileges and appurtenances to the same belonging, including, but not limited to, all and singular the improvements and buildings now or hereafter attached to or used in connection with the above described real estate, all of which shall be deemed realty and conveyed by this mortgage and all of the income, rents and profits which may arise or be had from any portion or all of said property.

TO HAVE AND TO HOLD the property above described, together with all and singular the rights, privileges, tenements, appurtenances and improvements unto the said Mortgagee, its successors or assigns forever.

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