

MORTGAGE OF REAL ESTATE -

mortgagee address: Pete Bailey Associates
4380 Gwinn Drive
Norcross, Georgia 30071

GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

AUG 25 3 31 PM '81

MORTGAGE OF REAL ESTATE

BOOK 1550 PAGE 884

DONNIE WANKERSLEY TO ALL WHOM THESE PRESENTS MAY CONCERN:
R.M.C.

WHEREAS, ARNOLD E. MULLINAX

(hereinafter referred to as Mortgagor) is well and truly indebted unto MAULDIN DOWNS, LTD.

(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
FIFTEEN THOUSAND EIGHT HUNDRED SIXTY-EIGHT AND 02/100----- Dollars (\$ 15,868.02) due and payable

OVER A PERIOD OF 247 MONTHS WITH THE FIRST PAYMENT BEING DUE AUGUST 1, 1981; mortgagor to have privilege of prepayment without penalty;

with interest thereon from date at the rate of eight per centum per annum, to be paid: monthly

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, shown and designated as Lot no. 2 on plat of Property of Mauldin Downs, prepared by Schumacher Engineering Service, dated March 15, 1977 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a nail and cap in the center of Bridges Road, on the southerly side, and running S. 12-33 W., 766.56 feet to an iron pin, in property line now or formerly of Rice; thence turning and running N. 77-27 W., 303.66 feet to an iron pin; thence turning and running with the common line of lots nos. 1 and 2, N. 12-33 E., 694.03 feet to a nail and cap in the center of Bridges Road; thence turning and running with said Bridges Road in the centerline, N. 89-07 E., 315.2 feet to a nail and cap in the center of Bridges Road, being the point and place of beginning.

This is the identical property conveyed to the mortgagor by deed of Mauldin Downs, -Ltd., to be recorded of even date herewith.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DOCUMENTARY
STAMP
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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
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Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of the roots, 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 Mortgagee and all persons whomsoever lawfully claiming the same or any part thereof.

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