

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

GREENVILLE CO. S. C.  
FILED  
SEP 9 3 19 PM '81  
JOHN E. TANKERSLEY  
R.M.C.

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

WHEREAS, BOBBY A. ULRICH

(hereinafter referred to as Mortgagor) is well and truly indebted unto RANDY J. BUNKER

(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 Eleven Thousand and No/100-----

----- Dollars (\$ 11,000.00 ) due and payable

in accordance with terms of even date herewith

with interest thereon from date at the rate of twelve (12%) 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, being shown on a plat entitled Property of Randy J. Bunker prepared by Lindsey & Associates dated August 27, 1981, in the R.M.C. Office for Greenville County in Plat Book \_\_\_\_\_, Page \_\_\_\_\_, and containing 10.78 acres, more or less, and lying on the northern side of South Carolina Highway No. 11 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point in the center of the said S. C. Highway No. 11 and running thence with the center of the said Road N. 82-05 W., 170 feet to a point in the center of said Road near the intersection of the Road and a dirt drive; thence running N. 50-26 W., 193 feet to an iron pin; thence N. 46-42 W., 270.2 feet to an iron pin; thence N. 72-22 W., 111.2 feet to an iron pin; thence N. 54-27 W., 168 feet to an iron pin; thence N. 23-34 E., 200.8 feet to an iron pin; thence N. 22-58 W., 242 feet to an iron pin; thence running S. 83-12 E., 908.7 feet to an iron pin at a stone; thence S. 20-10 W., 499.1 feet to a point; thence S. 08-37 E., 199.8 feet to a point; thence S. 06-13 E., 96.8 feet to a point in the center of the said Highway 11 to the point of beginning.

This is the same property conveyed to the mortgagor by the mortgagee recorded in the R.M.C. Office for Greenville County on September 9, 1981, in Deed Book 1154 Page 29.

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STATE OF SOUTH CAROLINA  
DOCUMENTARY  
STAMP  
TAX  
\$ 04.60

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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