

GrAMLING BROS. INC. 24348
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE COUNTY, S. C. MORTGAGE OF REAL ESTATE
ALL WHOM THESE PRESENTS MAY CONCERN:
FILED
3 46 PM '82
TANKERSLEY
R.M.C.

WHEREAS, SWEN VICTOR MAHNS

(hereinafter referred to as Mortgagor) is well and truly indebted unto GRAMLING BROS., INC., REAL ESTATE,

(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 SEVEN HUNDRED FIFTEEN AND NO/100THS-----Dollars (\$6,715.00-----) due and payable

IN FULL ONE (1) YEAR FROM DATE HEREOF, THAT IS, SEPTEMBER 15, 1982,

with interest thereon from DATE at the rate of TEN (10%) per centum per annum, to be paid: ANNUALLY.

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, located near Gowansville and containing 79 acres, more or less, and being shown on plat entitled "Property of Shelton J. Rimer" by Robert R. Spearman, RLS, dated March 1, 1973, recorded in the RMC Office for Greenville County, S. C. in Plat Book 4-Z at Page 9, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an ip on the Eastern side of the right of way of S. C. Highway No. 14 at a point 585 ft. South of the intersection of S. C. Highway No. 11, at the joint corner of property of mortgagor and Tolly Kelly, and running thence S. 86-03 E. 694.7 ft. to a stone on the Eastern side of a branch; thence S. 43-50 E. 397.8 ft. to an oip; thence S. 85-59 E. 1323.2 ft. to an oip; thence running with the joint lines of properties of Jack West and T. D. West, S. 02-33 W. 1516.7 ft. to an oip; thence running along the line of property of Tom West, S. 73-51 W. 537.5 ft. to an oip; thence N. 60-39 W. 395.3 ft. to an oip on the Eastern side of a branch; thence along the Northeastern bank of the branch as the property line, as follows: N. 36-27 W. 77.0 ft.; N. 58-40 W. 220 ft.; N. 65-40 W. 237.8 ft.; S. 60-43 W. 230 ft.; S. 84-30 W. 167.0 ft.; N. 30-55 W. 245 ft.; N. 45-30 W. 230 ft.; N. 56-21 W. 119.2 ft. to an ip; thence N. 76-21 W. 224.2 ft. to an ip on the Eastern side of the right of way of S. C. Highway No. 14; running thence along the Eastern side of the right of way of S. C. Highway No. 14, N. 00-23 W. 727.8 ft. to an ip at the Southern boundary of a 20-foot right of way of Blue Ridge Rural Water Company, Inc.; thence N. 00-20 W. 20.0 ft. to an ip at the Northern boundary of said right of way; thence along the Eastern side of the right of way of S. C. Highway No. 14, N. 02-00 E. 527.1 ft. to an ip, the beginning corner.

LESS, however, that portion of the above described property, identified on the recorded plat as "Tank Lot", conveyed by William West Walker and Opal Gilliam Walker to Blue Ridge Rural Water Company, Inc. by deed dated June 14, 1972, recorded in the RMC Office for Greenville County, S. C. in Deed Book 948 at Page 349 and subject to right of way of 20 feet granted for the purpose of maintaining and installing a water line down said right of way and for ingress and egress to S. C. Highway 14, described in said deed to Blue Ridge Rural Water Company, Inc. and shown on the recorded plat.

THIS being the same property conveyed to Swen Victor Mahns by a certain deed of David Marshall Willis dated September 15, 1981, and thereafter filed on September 15th, 1981, in the RMC Office for Greenville County in Deed Book 1155 at Page 91.

STATE OF SOUTH CAROLINA
COMMISSIONER OF DEEDS
DOCUMENTARY
STAMP
0372

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 to 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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