

MORTGAGE OF REAL ESTATE—Prepared by RILEY AND RILEY, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

GR: FILED
CO. S.C.

MORTGAGE OF REAL ESTATE

ALL WHOM THESE PRESENTS MAY CONCERN:

OCT 5 10 20 AM '81

WHEREAS,

I, LAWRENCE E. MCNAIR, R.M.C. AERSLEY

(hereinafter referred to as Mortgagor) is well and truly indebted unto

LLOYD D. AUTEN

(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 Twenty-Five Thousand and NO/100-----

Dollars (\$ 25,000.00---) due and payable

according to the terms of Note of even date

with interest thereon from----- 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

undivided

All my right title and interest, being a one-fourth (1/4th)/interest, in and to,

All that certain piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Greenville, containing 0.35 acres, (15,432 square feet), as is more fully shown on a plat entitled "Survey for Richard Watson", prepared by Carolina Surveying Company, dated June 27, 1980, revised August 19, 1980, revised August 27, 1980, revised December 1, 1980, revised December 2, 1980, revised December 3, 1980, revised December 22, 1980, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Haywood Road, which iron pin is located 250.8 feet from the intersection of Haywood Road and Pelham Road, and running thence along the line of a tract containing 8.29 acres, N. 84-07 E. 248.5 feet to an iron pin at the corner of a tract containing 1.46 acres; running thence with the line of said property, S. 0-01 W. 75.9 feet to an iron pin at the corner of a tract containing 0.67 acres; running thence with the line of said property, N. 89-59 W. 240 feet to an iron pin on the eastern side of Haywood Road; running thence with the eastern side of Haywood Road, N. 8-06 W. 50.9 feet to the point of beginning.

This is the same property conveyed to the mortgagor, Roland B. Isham and Joe F. Hayes by deed of Lloyd D. Auten dated January 15, 1981 and recorded in the R.M.C. Office for Greenville County, South Carolina, on January 16, 1981 in Deed Book 1140 at Page 986.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX
10.00

400 8 2421801

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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