

DEC 20 3 57 AM '81

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLERICHARD C. ROUNTREE
MORTGAGEE
R.M.C.MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Richard C. Rountree

(hereinafter referred to as Mortgagor) is well and truly indebted unto First National Bank of South Carolina
Greenville, South Carolina

(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

One Hundred Thirty Thousand and No/100 ----- Dollars (\$ 130,000.00) due and payable

with interest thereon from _____ date _____ prime plus 1%
at the rate of _____ per centum per annum, to be paid:
as per the terms of said note.

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, and being further described as follows:

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, Butler Township, about seven miles east of the City of Greenville, containing 2.5 acres according to a plat thereof made by J. Mac Richardson, RLS, March 1956, and being a portion of the property conveyed to Broadus Durant by the Southeastern Life Insurance Company on September 29, 1938, recorded in the RMC Office for Greenville County in Volume 206, at page 157, and being more particularly described as follows:

BEGINNING at a nail in a County Road, the joint western intersection of the said property conveyed to Durant by Southeastern Life Insurance Company and the Cox property, and running thence with said County Road, S 9-00 W 140 feet to an iron pin; thence S 78-00 E 780.1 feet to an iron pin; thence N 9-00 E 140 feet to an iron pin; thence N 78-00 W 780.1 feet to said nail in County Road, the beginning corner.

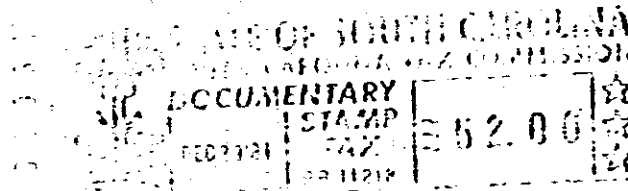
This is that property conveyed to Mortgagor by deed of Georgia Rayford, Maggie R. Harris, Virginia R. Collins, Joseph Rayford, and Billy Wayne Rayford by deed recorded in the RMC Office for Greenville County, South Carolina, August 12, 1971 and recorded in Deed Book 922 at page 471.

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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