

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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

GR... FILED
112
S. C.
11 14 AM '82
H. C. BERSLEY

WHEREAS, WE, JOHN W. CAULEY and JEAN K. CAULEY

(hereinafter referred to as Mortgagor) is well and truly indebted unto ATLANTIC SECURITIES CORPORATION
408 East North Street Greenville SC
29601

(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

THIRTY TWO THOUSAND ----- Dollars (\$ 32,000.00) due and payable
one year from date

with interest thereon from date at the rate of 16½% per centum per annum, to be paid: quarterly

The Mortgagor has the right to repay the entire amount on this mortgage at any time without penalty.

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, the Mortgagee's heirs, 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, in Chick Springs Township, known and designated as Lot No. 3 of a subdivision of the property of J. H. Cauley as shown on plat thereof prepared by Terry T. Dill, Reg. C.E. & L.S. dated October 1962 and revised in February 1965, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the northern side of State Park Road (#23-22) at the joint front corner of Lots 2 & 3, and running thence along the joint line of said lots N. 16-30 E. 227.5 feet to an iron pin on the line of lot 17; thence along the line of that lot S. 62-00 E. 167.3 feet to an iron pin on the western side of Cauley Drive; thence along the western side of Cauley Drive S. 28-00 W. 175 feet to an iron pin; thence with the curvature of Cauley Drive as it intersects with State Park Road, a distance of 50 feet to an iron pin on the northern side of State Park Road; thence along the northern side of State Park Road N. 73-30 W. 100 feet to the beginning corner.

This is the same property conveyed to John W. Cauley by J. H. Cauley by deed dated 10/8/65 recorded 10/8/65 in deed vol. 784 page 575 of the RMC Office for Greenville County, S. C. Subsequently John W. Cauley conveyed a one-half interest to Jean K. Cauley by deed dated & recorded Oct 29, 1965 in deed vol. 785 page 335 of the RMC Office for Greenville County, S. C.

2 MR 9 32 1105

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
PAR 132 TAX \$12.80
FEB 11 1982

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.

4. TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that is 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.

4328 RV-2