

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

S. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

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WHEREAS, JIMMY C. LANGSTON

(hereinafter referred to as Mortgagor) is well and truly indebted unto LLOYD L. MAYFIELD

(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 Seven Thousand, Five Hundred & no/100-

----- Dollars (\$37,500.00) due and payable
in accordance with terms of Note dated June 25, 1982

with interest thereon from date at the rate of 11 per centum per annum, to be paid per terms of 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, Fairview Township, just South of the Town of Simpsonville, at the intersection of SC Hwy. # 14 and Loma Street, containing 1.18 acres, more or less, and having according to plat entitled "Survey for United Properties, A General Partnership", prepared by Freeland & Associates dated June 23, 1982, the following metes and bounds, to-wit:

BEGINNING at a nail and cap on curb of the northwest corner of the intersection of SC Hwy. # 14 and Loma Street, and running thence with the western side of SC Hwy. # 14, S. 0-45 E., 357.06 feet to an iron pin; thence turning and running S. 89-15 W., 185.56 feet to an iron pin; thence turning and running N. 0-45 W., 199.32 feet to an iron pin on Loma Street; thence running through said Loma Street, N. 48-53 E., 243.54 feet to a nail and cap, the point of beginning.

This being the identical property conveyed to the Mortgagor by deed of Lloyd L. Mayfield, said deed to be recorded herewith.

Mortgagee's address: Route 2, Simpsonville, SC 29681

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 such 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 who may lawfully claim the same or any part thereof.

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