

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
CO. S. C.
OCT 8 2 23 PM '82
DONNIE S. TANKERSLEY

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

WHEREAS, JACK LOUIS LAUTNER
(hereinafter referred to as Mortgagor) is well and truly indebted unto FAIR STEWART GALLMAN

(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

EIGHT THOUSAND FOUR HUNDRED NINETY AND NO/100----

Dollars (\$ 8,490.00) due and payable

IN One Hundred Twenty (120) equal monthly installments of One Hundred Ten and No/100 (\$110.00) Dollars per month, beginning November 1, 1982 and continuing monthly until paid in full.

with interest thereon from Oct. 8, 1982 at the rate of Ten (10%) per centum per annum, to be paid: AS SET OUT ABOVE.

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

ALL that certain piece, parcel or lot of land, situate, lying and being in the County of Greenville, State of South Carolina and being shown and designated as 5.55 Acres on a plat to be recorded, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a spike in the center of a proposed road, said spike being 953.2 feet west of Fairview Road and being at the joint front corner of property of Sagraves and said 5.55 Acre Tract and running thence with the proposed road N. 6-14 W. 210.0 feet to a point; thence running N. 84-14 W. 887.85 feet to a point; thence running S. 1-52 W. 300.0 feet to a point; thence running S. 85-08 E. 322.89 feet to a point; thence continuing N. 87 E. 580.94 feet to the point of beginning.

Derivation: Deed Book 1175, Page 457 - Fair Stewart Gallman

LESS, HOWEVER, that portion of the above described property located within the right-of-way of said fifty (50') foot private road.

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300-8-82
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STATE OF SOUTH CAROLINA
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DOCUMENTARY STAMP
OCT 22 1982
FF. 115.3

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.

4328 MV.3