

FILED  
GREENVILLE S.C.  
MAY 9 9 43 AM '83  
DONNIE S. STANLEY  
R.M.C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, ROBERT G. HIGHLEY

(hereinafter referred to as Mortgagor) is well and truly indebted unto ERNEST EUGENE OELAND and MILDRED O. SIMPSON, as Trustees of the Paul J. Oeland, Sr., Trust, dated November 18, 1966

(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

SIXTY THOUSAND AND NO/100----- Dollars (\$ 60,000.00 ) due and payable  
IN ACCORDANCE WITH THE TERMS OF THE NOTE OF EVEN DATE  
HEREWITH FOR WHICH THIS MORTGAGE STANDS AS SECURITY

with interest thereon from June 1, 1983 at the rate of 12.00 per centum per annum, to be paid: Monthly

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, with all buildings and improvements situate, lying and being on the northeastern side of Oeland Drive, being a portion of Lot No. 8 and all of Lot No. 7 on a plat of the PROPERTY OF PAUL J. OELAND and having, according to a plat of the PROPERTY OF THE PAUL J. OELAND TRUST, made by Jones Engineering Services, dated April 25, 1983, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Oeland Drive at the corner of property now or formerly owned by Graves, and running thence with the Graves' line, N. 56-44 E., 72 feet to an iron pin; thence S. 28-31 E., 157.3 feet to an iron pin in the center line of a party wall; thence with the center line of a party wall as the boundary with property retained by the Grantor, S. 62-00 W., 72 feet to an iron pin on Oeland Drive (said iron pin being located approximately 501.1 feet north of the intersection of Oeland Drive with Simpson Drive); thence with the northeastern side of Oeland Drive, N. 28-00 W., 150.7 feet to the point of BEGINNING.

THIS is the same property conveyed to the Mortgagor herein by deed of Ernest Eugene Oeland and Mildred O. Simpson, as Trustees of the Paul J. Oeland, Sr., Trust, dated November 18, 1966, said deed being dated May 6, 1983 and recorded simultaneously herewith.

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STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY  
STAMP  
TAX \$ 24.00  
PIT-0-83  
EQ. 1218

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.