

MORTGAGE OF REAL ESTATE

Mortgagee's Address:  
9130 Hwy  
El Paso, TX 79924

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE S.C.  
TO ALL WHOM THESE PRESENTS MAY CONCERN

AUG 3 3 33 PM '83

DONNIE S. SLEY

WHEREAS, DONALD F. WAGGONER

(hereinafter referred to as Mortgagor) is well and truly indebted unto Betty P. Sellers, John Carl Putman, Jr., and Anne Bridges Putman

(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 Seventy-seven thousand nine hundred eighty and no/100----

Dollars (\$ 77,980.00 ) due and payable

in annual installments in the amount of \$9,658.80 beginning 8/1/84 and payments in a like amount continuing the 1st day of August each year for a period of five years at which time the entire principal balance shall be due and payable

with interest thereon from date at the rate of Eleven per centum per annum, to be paid together with principal

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, lying and being on both side of Log Shoals Road and being shown as a 40.58 acre tract according to a plat and title survey of Elizabeth G. Putnam Estate by Piedmont Engineers, Architects and Planners, dated January 4, 1974, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a nail and bottle cap in the center of Log Shoals Road which nail and bottle cap is approximately 750.7 feet, more or less, from the intersection of Log Shoals Road and Pruitt Drive and running thence with property now or formerly of Dallas W. Griffin, N 62-50 W 983.76 feet to an iron pin; thence N 49-45 W 521.4 feet to an iron pin; thence N 68-15 W 314.07 feet to an iron pin on the bank of a branch; thence with the branch line N 62.25 E 941.78 feet to an iron pin; thence S 54-29 E 2447.64 feet (crossing Log Shoals Road) to a point in the line of Greenbriar Subdivision; thence with the line of Greenbriar Subdivision S 61-34 W 750.48 feet to a point in the line of property now or formerly of W. J. and Ellen Alexander; thence with the property now or formerly of Alexander N 52-04 W 778.8 feet to an iron pin at the edge of Log Shoals Road; thence N 62-50 W 11.58 feet to a point in the center of Log Shoals Road, to the point of beginning.

Derivation: Being the same property conveyed to the mortgagor herein by deed of Betty P. Sellers, John Carl Putman, Jr., and Anne Bridges Putman to be recorded of even date herewith.

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 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, assigns and assigns forever

The Mortgagee covenants that it is lawfully seized of the premises hereinafore 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 Mortgagee further covenants to warrant and forever defend all and singular the said premises unto the Mortgagor forever, from and against the Mortgagee and all persons whomsoever lawfully claiming the same or any part thereof.

054

1229