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GREENVILLE CO. S. C.

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GONNIE S. TANKERSLEY MORTGAGE OF REAL ESTATE
R.H.C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, GEORGE O'SHIELDS BUILDERS, INC.

(hereinafter referred to as Mortgagor) is well and truly indebted unto FRANK S. LEAKE, JR., G. SIDNEY GARRETT AND J. CALVIN SUMMEY

(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 FORTY SIX THOUSAND EIGHT HUNDRED AND NO/100-----

Dollars (\$ 46,800.00) due and payable

ON OR BEFORE January 31, 1977.

with interest thereon from date at the rate of eight per centum per annum, to be paid: annually
29012

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 give, 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, near the town of Mauldin, containing 12.75 acres according to a plat entitled "Property of Richard W. and Grace B. Costello" prepared by T. H. Walker, Jr., Surveyor, dated May 5, 1973, and having, according to said plat, the following notes and bounds, to wit:

BEGINNING at an iron pin on the northwestern edge of East Butler Road, joint front corner with property of Wesleyan Methodist Church and running thence with the line of said church property N. 45-32 W., 774.85 feet to an old iron pin; thence N. 21-45 E., 15.5 feet to an iron pin; thence S. 69 E., 72.6 feet to an iron pin; thence along the line of property of Philip T. Bradley, N. 33-18 E., 679.5 feet to an iron pin on the southwestern side of Corn Road; thence with the edge of said Corn Road, S. 77-31 E., 345.5 feet to an iron pin at the rear corner of property of Martha Frances Chandler; thence along said Chandler lot, S. 12-29 W., 304 feet to an iron pin; thence continuing with said Chandler lot, S. 73-02 E., 1230 feet to an iron pin; thence along the curve of the northwestern edge of East Butler Road as follows: S. 12 W., 200 feet to an iron pin, S. 126-32 W., 220 feet to an iron pin, S. 40-35 W., 195.8 feet, and S. 44-28 W., 168.7 feet to the point of beginning.

This is the same property conveyed to the mortgagor by Deed of mortgagees dated June 17, 1976 and recorded in Deed Book 1037 at page 452 of the RMC Office for Greenville County and is given to secure a portion of the purchase price.

JOHN P. MANN, Attorney

GONNIE S. TANKERSLEY
R.H.C.

APR 27 1977



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