

MORTGAGE OF REAL ESTATE

100-2000-10000  
Green, 20 29/001

STATE OF SOUTH CAROLINA GREENVILLE COUNTY MORTGAGE OF REAL ESTATE

FILED  
GREENVILLE S.C.  
JUL 22 3 56 PM '83

BOOK 1617 PAGE 267

DONNIE S. LAWERSLEY  
R.M.L.

WHEREAS, THOMAS J. LANIER and DONNA W. LANIER  
(hereinafter referred to as Mortgagor) is well and truly indebted unto WARREN KEMP

(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 Twenty-three thousand five hundred and no/100-----  
Dollars (\$ 23,500.00 ) due and payable

In equal monthly installments of \$310.55 due and payable on or before the 15th of each month, beginning August 15, 1983, and continuing until July 15, 1993

with interest thereon from date at the rate of 10 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, situate, lying and being at the intersection of Blue Ridge Drive and Brights Road, and described as 13.48 acres on a plat entitled "Property of Warren Kemp" by W. C. Lindsay, Jr., R.L.S., dated July 19, 1983, and recorded in the RMC Office for Greenville County in Plat Book 90 at Page 58, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a nail and cap in the center of Blue Ridge Drive at the corner of property of Mosteller and running with the meanderings of Wildcat Creek the following courses and distances: S 31-27 W 120.9 feet to an iron pin; thence S 23-50 W 106.6 feet to an iron pin; thence S 54-31 W 152.4 feet to an iron pin; thence N 45-25 W 84.3 feet to an iron pin; thence S 81-46 W 110.3 feet to an iron pin; thence N 59-43 W 87.7 feet to an iron pin; thence turning and leaving said creek N 13-53 E 18.0 feet to an iron pin; thence turning and going along Lake Robinson the following courses and distances: N 76-07 W 124.9 feet to an iron pin; thence N 81-31 W 147.2 feet to an iron pin; thence S 79-49 W 236.4 feet to an iron pin; thence S 43-12 W 83.5 feet to an iron pin; thence turning and leaving said Lake and running with property of Wood N 13-19 E 300.0 feet to an iron pin; thence turning and going still with property of Wood N 76-41 W 241.0 feet to a nail and cap in the center line of Brights Road; thence following the center line of Brights Road the following courses and distances: N 6-16 E 298.9 feet to a nail and cap; thence N 13-10 E 259.3 feet to a nail and cap; thence N 9-33 W 199.5 feet to a nail and cap; thence N 2-39 W 159.2 feet to an iron pin in the intersection of Brights Road and Blue Ridge Drive; thence turning and going along the center line of said Blue Ridge Drive the following courses and distances: S 47-45 E 100.1 feet to a nail and cap; thence S 42-20 E 100.0 feet to a nail and cap; thence S 41-47 E 374.6 feet to a nail and cap; thence S 32-51 E 389.6 feet to a nail and cap; thence S 23-30 E 99.9 feet to a nail and cap; thence S 22-24 E 99.9 feet to a nail and cap; thence S 31-22 E 50.0 feet to a nail and cap; thence S 43-11 E 50.0 feet to a nail and cap; thence S 56-43 E 50.0 feet to a nail and cap; thence N 74-21 E 50.1 feet to a nail and cap; thence S 89-04 E 50.0 feet to a nail and cap; thence N 82-25 E 263.5 feet to a nail and cap; being the point of beginning. This being the same property conveyed to the mortgagors herein by deed of the mortgagee to be recorded of even date herewith.

RECORDED IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF GREENVILLE COUNTY, SOUTH CAROLINA, ON JULY 22, 1983, AT 3:56 PM.

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, 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.

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4328-W-23