

GREENVILLE CO. S. C.

JUL 16 3 23 PM '79

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STATE OF SOUTH CAROLINA DONNIE S. TAMERSLEY
COUNTY OF GREENVILLE R.H.C.

MORTGAGE OF REAL ESTATE FILED BOOK 79 1784
GREENVILLE CO. S. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

MAR 17 9 41 AM '83

DONNIE S. TAMERSLEY
R.H.C.

WHEREAS, I, Werner B. McDannald,

(hereinafter referred to as Mortgagor) is well and truly indebted unto

Edith B. Card

(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 Fifty-four Thousand Three Hundred Twelve and 50/100 Dollars (\$54,312.50) due and payable

\$10,862.50 on January 5, 1980 and a like amount on the fifth day of each year thereafter until paid in full

with interest thereon from date of the rate of nine per centum per annum, to be paid: on due dates.

WHEREAS, the Mortgagee may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagee's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagee, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagee 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 Mortgagee 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, Town of Fountain Inn, containing 59.45 acres in accordance with plat entitled "Property of H. H. Bryson, Jr.," prepared by James R. Freeland, R. L. S., dated June 28, 1979, and being more fully described in accordance with said plat, to-wit:

BEGINNING at an iron pin on the Eastern side of Howard Drive at a point marked "Witness Tree", and running thence S. 72-06 E. 300.20 feet to an iron pin; thence N. 88-43 E. 1056.50 feet to iron pin; thence S. 21-59 W. 52.08 feet to iron pin; thence S. 59-06 E. 479.43 feet to iron pin; thence following the meanderings of the branch, S. 7-16 W. 322.50 feet to iron pin; thence S. 19-09 W. 84.57 feet to iron pin; thence S. 13-03 W. 149.26 feet to iron pin; thence S. 33-29 E. 160.09 feet to iron pin; thence S. 8-02 W. 79.79 feet to iron pin; thence S. 14-47 E. 182.29 feet to iron pin; thence S. 3-56 E. 156.87 feet to iron pin; thence S. 9-25 S. 108.75 feet to iron pin; thence S. 21-12 E. 122.29 feet to iron pin; thence S. 71-05 W. 115.42 feet to iron pin; thence S. 56-13 W. 83.80 feet to iron pin; thence S. 33-44 W. 75.93 feet to iron pin; thence S. 47-09 W. 120.87 feet to iron pin on Southeast bank of branch; thence turning and running N. 66-28 W. 1740.75 feet to iron pin; thence N. 22-08 E. 100.66 feet to iron pin; thence N. 21-57 E. 278.75 feet to iron pin; thence N. 31-09 E. 179.41 feet to iron pin; thence N. 63-35 W. 266.00 feet to iron pin; thence N. 78-00 W. 146.50 feet to iron pin East of Howard Drive; thence running in the direction of Howard Drive, N. 28-15 E. 282.48 feet to iron pin; thence N. 20-30 E. 248.16 feet to iron pin, being the point of beginning.

This being the same property as conveyed to mortgagor herein by deed of mortgage recorded in the R. M. C. Office for Greenville County in Deed Book 116, Page 775.

Together with all and singular rights, members, tenements, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 heretofore 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 maintain and forever defend all and singular the said premises unto the Mortgagee hereafter, from and against the Mortgagor and all persons whatsoever lawfully claiming the same or any part thereof.

PAID ON MAR 17 9 41 AM '83

Edith B. Card

Werner B. McDannald

Witness

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