

Grantee's mailing address: 739 Rutherford Rd., Greenville, S. C. 29609

BOOK 1504 PAGE 192

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
S. C.
OCT 18 1980
DEPT. OF REVENUE
GREENVILLE

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Sam M. Pringle and Katherine Paul Pringle

(hereinafter referred to as Mortgagor) is well and truly indebted unto Paul J. Oeland, Jr. and Ernest Eugene Oeland, as Trustees under the Will of Aileen P. Oeland

(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 Five Thousand and 00/100

Dollars (\$ 45,000.00) due and payable

in fifty-nine (59) consecutive monthly payments of Six Hundred Forty Five and 62/100-- (\$645.62) including principal and twelve (12%) per cent simple interest, with the first payment due July 1, 1980, and the balance of \$29,669.37 to be paid at the expiration of the sixtieth (60th) month, with the privilege to prepay without penalty,

with interest thereon from _____ date _____ at the rate of twelve 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,

ALL those certain pieces, parcels or lots of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lots Nos. 19 and 20 as shown on a plat entitled "Property of Paul J. Oeland", prepared by Dalton & Neves, Engineers, dated October, 1946, and recorded in the RMC Office for Greenville County in Plat Book 5B at Page 43, and being more fully shown on a plat entitled "Property of Sam M. Pringle", prepared by C. C. Jones, Civil Engineer, dated March 17, 1980 and May 12, 1980, and having according to the latter plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Graves Drive at the corner of property of Graves and running thence S. 57-55 W. 150.5 feet to an iron pin on the edge of the right of way of Southern Railroad Spur Tract; running thence with said right of way, S. 27-58 E. 108.7 feet to an iron pin at the corner of property of Oeland; running thence with said line, N. 62-06 E. 138.1 feet to an iron pin on the southwestern side of Graves Drive; running thence with the southwestern side of Graves Drive, N. 22-30 W. 120.6 feet to the point of beginning, together with a permanent, exclusive easement of ingress and egress over and across an access drive shown on the aforesaid plat of property of Sam M. Pringle, which easement is in favor of said Lots Nos. 19 and 20 and the Grantees herein, their heirs and assigns, and shall run with the land, together with all the right, title and interest of the Grantors in and to that certain easement created under Agreement dated October 16, 1970 between Paul J. Oeland, and Paul J. Oeland, Jr. and E. Eugene Oeland, as Trustees, recorded in the RMC Office for Greenville County in Deed Book 900, at Page 596; this being the same property conveyed to the Mortgagors herein by deed of Paul J. Oeland, Jr. and Ernest Eugene Oeland, as Trustees under the Will of Aileen P. Oeland, and Paul J. Oeland, Jr., individually, of even date, to be recorded herewith.

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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.

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