

Mortgagee's Address: *Greenville, S.C.*

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

10 46 AM '81

MORTGAGE OF REAL ESTATE

1550 PAGE 019

DONNIE S. BANKERS, LEX R.M.C. ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Ruby S. Austin

(hereinafter referred to as Mortgagor) is and truly indebted unto Robert D. Lowe

(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 Six Thousand and no/100

Dollars (\$6,000.00) due and payable

as per the terms of that promissory note dated August 24, 1981

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

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 making 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

ALL that piece, parcel or lot of land designated as Tract No. 1 of Property of C. E. Runion by Kermit T. Gould on March 10, 1973, fronting on Fews Chapel Road and Pennington Road and having according to said plat metes and bounds, to-wit:

BEGINNING in Fews Chapel Road at the intersection of said Road and Pennington Road and running thence with Fews Chapel Road, N. 83-0 W. 274.92 feet; thence continuing N. 85-3 W. 100 feet to Beaver Dam Creek; thence along the center line of Beaver Dam Creek, the chords of which are, N. 9-56 E. 93.46 feet; thence N. 41-49 E. 175 feet; thence N. 37-10 E. 282.2 feet; thence N. 35-53 E. 118.8 feet; thence N. 23-45 E. 209.7 feet; thence N. 37-56 E. 125.7 feet to the rear corner of Tracts Nos. 1 and 2; thence with the joint line of said tracts, N. 58-11 E. 600.06 feet to the center line of Pennington Road; thence along said Road S. 47-49 W. 679 feet; thence continuing S. 42-35 W. 137 feet to the beginning corner.

LESS, HOWEVER:

ALL that piece, parcel or lot of land, known and designated as Tract No. 2 in the County of Greenville, State of South Carolina, known and designated as Tract No. 2, containing 4.77 acres net or gross of 5 acres more or less on Pennington Road, as shown on a plat prepared by Gould and Associates and updated to February, 1980.

This being the same property conveyed to the mortgagor herein by deed of the mortgagee as recorded in Deed Book 1154 at Page 36 on August 25, 1981.

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RECORDED IN SOUTH CAROLINA DEPARTMENT OF REVENUE DOCUMENTARY STAMP 02 40

Together with all and singular rights, members, hereditaments, 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, consigned, 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 Mortgagee 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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