

LONG, BLACK & GASTON

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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

FILED
CO. S. C.

WHEREAS,

JERRY CULBERTSON
DONNIE S. RINE

BOOK 1559 PAGE 334

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

BOOK 80 PAGE 1986

BROOKSIE FOLKS

(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

TWELVE THOUSAND DOLLARS AND NO/100----- Dollars (\$ 12,000.00) due and payable

DUE AND PAYABLE IN ACCORDANCE WITH THE TERMS OF THE NOTE OF EVEN DATE HEREWITH FOR WHICH THIS MORTGAGE STANDS AS SECURITY

with interest thereon from _____ 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 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 _____

ALL that triangular lot of land in the City of Greenville, County of Greenville, State of South Carolina, on the south side of Glenn Road, being a portion of Lot No. 15, Block B, of Glenn Farms, recorded in Plat Book M at Page 75, and having according to a recent survey made by Jones and Sutherland Engineers, the following metes and bounds, courses and distances, to-wit:

BEGINNING at an iron pin on the south side of Glenn Road, which pin is 50 feet northeast from the front joint corner of Lots Nos. 15 and 16, corner of property of the grantee, thence S. 34-33 E. 200.8 feet to an iron pin; thence S. 60-01 W. 15 feet to an iron pin, corner of the property of the grantee; thence with the line of said property N. 30-0 W. 200 feet to the beginning corner.

ALSO:

ALL that _____ of land in Greenville County, State of South Carolina on the Southeastern side of Glenn Road, in the City of Greenville, being shown as a part of lot #15, Block B, on plat of Glenn Farms, recorded in the _____ Office for Greenville County in Plat Book M, at Page 75, and described as follows:

BEGINNING at a stake on the Southeastern side of Glenn Road, at corner of Lot #15 and running thence with the line of said lot, S. 30-00 E. 200 feet to a stake; thence N. 47-15 E. 50 feet to a stake; thence N. 30-00 E. 200 feet to a stake on the Southeastern side of Glenn Road; thence with the said road, S. 47-15 W. 50 feet to the beginning corner.

THIS is the same property conveyed to the Mortgagor herein by deed of Brooksie Folks dated November 20, 1981, and recorded simultaneously herewith.

Post Office Box 10163, F. S.
Greenville, S. C. 29603

FILED
JUN 8 1981
DONNIE S. RINE
986
2000

DOCUMENTARY
STAMP
JUN 8 1981

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.