

FILED
GREENVILLE CO. S. C.

BOOK 1279 PAGE 5

MORTGAGE OF REAL ESTATE 29 4 23 PM '73

STATE OF SOUTH CAROLINA DONNIE S. TANKERSLEY
COUNTY OF GREENVILLE R.N.C.

MORTGAGE OF REAL ESTATE

REGULATION NO. 20
COMPLIED WITH
Vick

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, BILLY RAY SULLIVAN AND PATRICIA KAY SULLIVAN

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

(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 Nine Thousand Five Hundred and No/100-----

Dollars (\$ 9,500.00) due and payable

in nine (9) equal installments of \$1,000.00 plus annual interest commencing on June 1, 1974, and \$1,000.00 on a like date of each year thereafter with the last payment due June 1, 1983, in the amount of \$500.00 plus the annual interest. That the mortgagors have the right to prepay the entire amount before maturation without penalty.

with interest thereon from date at the rate of Eight (8%) per centum per annum, to be paid: annually

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, Bates Township, and appearing on plat prepared by Terry T. Dill on October 8, 1959, and being known as lot of Homer Ferguson and according to said plat, having the following metes and bounds, to-wit: BEGINNING on the Eastern side of Clear View Road, joint front corners of lands owned by or formerly owned by Hart and Garrett and running S. 63-18 E, 200 feet to an iron pin; thence S. 25-36 E. 297 feet to an iron pin; thence S. 35-13 W. 200 feet to an iron pin; thence N. 70-05 W. 188 feet to an iron pin; thence N. 29-20 E. 100 feet to an iron pin; thence N. 65-22 W. 224 feet to an iron pin on the Eastern side of Clear View Road; thence with Clear View Road, N. 25-28 E. 310 feet to the beginning corner.

ALSO: 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, in Bates Township, on the Jamison Road, near Hellam's Crossroads, and containing 15 acres, more or less, and being part of Tract "A" on plat of J. O. Jamison Estates property, prepared April 20, 1956, by Terry T. Dill, and recorded in the RMC Office for Greenville County, in Plat Book GGG at Page 106, and the portion of said tract covered by this mortgage has the following metes and bounds, to-wit:

BEGINNING at an iron pin at corner of Bates property, and running thence along line of Bates property S. 30-18 W. 811.3 feet to an iron pin; thence continuing with line of Bates property, S. 29-38 W. 488 feet to an iron pin; thence along line of property of Paul Montgomery, S. 51-09 W. 620 feet to an iron pin in line of Bridgman property; thence with Bridgman property into and along Jamison road, N. 59-36 E. 400 feet to a point in said road; thence along Bridgman property line, N. 14-35 W. 1221 feet to the beginning corner, and shown on a plat made by Madison H. Woodward, October 17, 1964, to be recorded.

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, 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.