

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
MORTGAGE OF REAL ESTATE
SEP 11 4 04 PM '74
DONNIE S. TANKERSLEY
R.M.C.

BOOK 1322 PAGE 357

WHEREAS, B. F. Reeves and Myrtis O. Reeves

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

(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 Ten Thousand and 00/100 Dollars (\$10,000.00) due and payable

August 20, 1974,

due

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

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, Austin Township, on the Southeastern side of Georgia Road and having, according to a Plat of the property of B. F. Reeves, by H. S. Brockman, dated August 12, 1958, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of East Georgia Road, and running thence with the center of said road, N. 50-50 E., 180.2 ft. to a pin at the intersection of East Georgia Road, and a proposed street; thence with said proposed street, S. 40-30 E., 399.2 ft. to an iron pin in line of other property of B. F. Reeves; thence with the line of said other property, the following metes and bounds; S. 50-10 W., 122.7 ft.; thence S. 20-50 E., 29.8 ft.; thence S. 69-10 W., 180 ft.; thence N. 20-50 W., 163 ft.; thence N. 47-05 E., 33.9 ft.; thence N. 32-30 W., 212 ft. to the point of beginning.

This mortgage is second only to the Note and Mortgage to Fountain Inn Federal Savings & Loan Association, dated March 22, 1971, in the amount of \$17,000.00, recorded in the R.M.C. Office for Greenville County in Mortgage Book 1182, Page 561.

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

PROBATE (As to Myrtis O. Reeves)

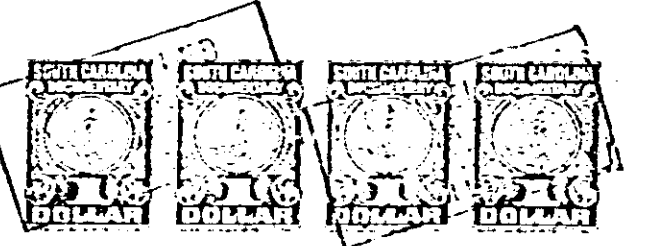
PERSONALLY appeared the undersigned witness and made oath that she saw the within named mortgagor sign, seal and as her act and deed deliver the within written instrument and that she with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 29th day of

August, 1974

(SEAL)

Notary Public for South Carolina
My Commission Expires: 12-15-79

Janet Shelton


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.

0357

4328 RV.2