

OCT 19 9 02 AM '76

BOOK 1380 PAGE 801

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

DOONIE S. TANNERSLEY  
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, ROBERT L. ANDERSON, JR. & RUTH L. ANDERSON,

(hereinafter referred to as Mortgagor) is well and truly indebted unto LEWIS T. LOCKABY & FRANCES H. LOCKABY

(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 TWENTY THOUSAND AND NO/100

Dollars (\$ 20,000.00 ) due and payable

\$207.35 per month for 11 years

with interest thereon from date at the rate of 6% 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, near Travelers Rest, containing 1.56 acres to the center of the road as shown on plat of the property of Robert L. Anderson, Jr. and Ruth L. Anderson according to a survey made by W. R. Williams, Jr., April 9, 1976, and as shown on plat recorded in the RMC Office for Greenville County in Plat Book 56, page 58, and having according to said plat the following courses and distances, to wit:

BEGINNING at an iron spike in Shelton Road and running thence along approximately the center of said road N. 24-13 W. 100 feet to a spike; running thence N. 85-43 E. 334.8 feet to an axle along McCauley line; running thence along Lockaby line N. 50-19 E. 213 feet to iron pin; running thence S. 19-56 E. 215.6 feet to an iron pin; running thence S. 70-26 W. 220 feet to iron pin; running thence N. 19-56 W. 50 feet to the center of a 30-foot easement; running thence along the center of said driveway easement S. 85-43 W. 306.8 feet to the center of Shelton Road, the beginning corner.

This being the same property conveyed to Robert L. Anderson, Jr. and Ruth L. Anderson by deed of Lewis T. Lockaby and Frances H. Lockaby dated 9 day of June 1976 and recorded in the RMC Office for Greenville County on the 24 day of June, 1976 in Deed Book 1038, page 505.

STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY  
STAMP TAX  
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\$ 08.00  
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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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