

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Marvin J. McAbee, Jr. and Teresa H. McAbee

(hereinafter referred to as Mortgagor) is well and truly indebted unto Marvin J. McAbee, Sr.
Rt 3, Travelers Rest, S.C. 29690

(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 no/100-----Dollars (\$ 10,000.00) due and payable
at One Thousand and no/100 (\$1,000.00) per year plus interest at
the rate of six (6) per cent beginning January 1, 1980, until paid
in full.

with interest thereon from date at the rate of 6% 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, O'Neal Township, on the east side of Mosteller Road, and designated as Lot Number EIGHTEEN (18) on plat of the B. W. Burnett property, as shown by plat thereof recorded on plat book "B" page 81, Greenville County R.M.C. Office and having the following metes and bounds, to-wit:

BEGINNING in the center of Mosteller Road, on the line of Lot No. 14 and runs thence N. 65-20 E., 123 feet to iron pin on the former Mayfield line; thence N. 16-15 W. 188 feet to iron pin, cornering on the former S. H. Burnett Line; thence therewith N. 83-35 W. 276 feet to center of said road on the line of lot no. 17; thence with the center of road S. 46-10 E. 100 feet to corner of Lot No. 16; thence S. 37-43 E. 100 feet to corner of Lot No. 15; thence S. 35-03 E. 100 feet to corner of Lot No. 14; thence on the same course 38 feet to the beginning corner.

ALSO, all of that certain adjoining lot and being a portion of Lot no. NINETEEN (19) on the above mentioned Burnett Plat recorded plat book "B" page 81 and having the following metes and bounds:

BEGINNING in the center of the Mosteller Road, joint corner of Lots 18 and 19; thence as the dividing line between the lots 18 and 19, N. 65-20 E. 125 feet to the Mayfield line; thence with the Mayfield line, S. 16-15 E. 150 feet to iron pin; thence S. 5-45 E. 154 feet to pin in center of said road, on line of lot no. 11, thence with the center of said road N. 33-08 W. 36 feet to angle; thence N. 35-03 W. 262 feet to the beginning corner. See deed book 542 page 424, Greenville County R.M.C. Office.

THIS is the same as conveyed to us, Marvin J. McAbee, Jr. and Teresa H. McAbee by deed of Marvin J. McAbee, Sr. and Beverly Marlene McAbee on December 30, 1977, to be recorded herewith.

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RECORDED
TAX \$ 4.00
FEB 11 1978

Together with all and singular rights, members, herditaments, 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 encumbe, 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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