

MORTGAGE OF REAL ESTATE—Offices of Love, Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.

2025

Mortgagee's Address:
319 W. Main St.
Taylors, SC 29687

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

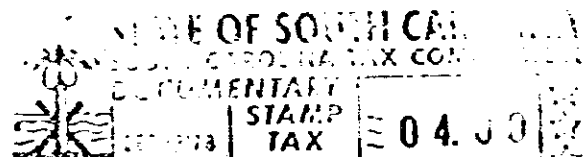
MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: DR. GARY G. HARBIT and CLAUDIA B. HARBIT

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto ANSEL ALEWINE, as Administrator C.T.A. under the Will of James Henry Alewine, deceased, (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),
with interest thereon from date at the rate of eight per centum per annum, said principal and interest to be repaid: \$141.37 per month including principal and interest computed at the rate of eight (8%) per cent per annum on the unpaid balance, the first payment being due January 1, 1979 and a like payment being due on the first day of each month thereafter for a total of eight (8) years,



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, situate on the western side of Tanyard Road being shown as a tract containing 30.47 acres more or less on a plat of the Property of Ansel Alewine dated November 27, 1978, prepared by Century Land Surveying Company, recorded in Plat Book 6-U at page 60 in the RMC Office for Greenville County and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin near the center of Tanyard Road at the corner of a 20.02 acre tract and running thence with Tanyard Road the following courses and distances: S 25-14 W 25.21 feet, S 19-57 W 50 feet, S 17-31 W 100.15 feet, S 12-47 W 100.4 feet, S 06-39 W 70.15 feet, S 02-43 E 50.28 feet; S 18-46 E 50.2 feet; S 20-33 E 50.36 feet; S 24-18 E 100.65 feet, S 15-54 E 80.21 feet; S 05-58 E 50.1 feet and S 03-04 E 195.38 feet to an old nail; thence N 71-42 W 107.5 feet to an iron pin; thence S 82-22 W 118.84 feet to an iron pin; thence N 77-40 W 256.35 feet to an iron pin; thence S 84-34 W 225 feet to an iron pin; thence S 42-28 W 59.63 feet to an iron pin; thence N 61-56 W 101.44 feet to an iron pin; thence N 48-24 W 177.85 feet to an iron pin; thence N 06-07 W 63.8 feet to an iron pin; thence N 11-54 W 290.42 feet to an iron pin; thence N 10-43 E 63.45 feet to an iron pin; thence N 10-52 W 418.57 feet to an iron pin; thence N 39-55 W 401.46 feet to an iron pin; thence N 49-31 E 500.7 feet to an iron pin; thence S 52-26 E 1198.2 feet to the point of beginning.

It is understood that this mortgage is junior in lien to a first mortgage to Carolina National Bank, Easley, South Carolina, in the original amount of \$60,000.00, to be recorded herewith.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

This is the same property conveyed to the mortgagors by deed of Ansel Alewine, as Administrator C.T.A. under the Will of James Henry Alewine, deceased, to be recorded herewith.

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