

FILED
GREENVILLE CO. S.C.

VOL 1471 PAGE 598

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

JUN 27 11 49 AM '79 MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:
DONNIE S. JANKERSLEY
R.M.C.

WHEREAS, JOLEEN L. GRAHAM

(hereinafter referred to as Mortgagor) is well and truly indebted unto GRAHAM-HODGE ASSOCIATES,

(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 SIXTY THOUSAND AND NO/100-----

-----Dollars (\$ 60,000.00) due and payable

IN equal monthly installments of Three Hundred Fifty-Nine and 74/100 (\$359.74) Dollars per month beginning June 15, 1979 or on demand at the Mortgagee's request.

with interest thereon from May 31, 1979 at the rate of 6% per centum per annum, to be paid: AS SET OUT ABOVE.

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

ALL that lot of land, and the improvements thereon, situate on the eastern side of Five Oaks Drive in the County of Greenville, State of South Carolina, being shown as Lot No. 9 on a Plat of Batesville Forest, Section One, dated January 13, 1978, prepared by Freeland & Associates, recorded in Plat Book 6H at Page 46, 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 on the eastern side of Five Oaks Drive at the joint front corner of Lot 8 and Lot 9 and running thence with Lot 8 N. 89-04 E. 397.54 feet to an iron pin at the joint rear corner of Lot 8 and Lot 9; thence S. 03-34 E. 260.18 feet to an iron pin at the joint rear corner of Lot 9 and Lot 10; thence with Lot 10 S. 89-37 W. 427.17 feet to an iron pin on Five Oaks Drive; thence with said Drive N. 02-40 W. 215.0 feet to an iron pin; thence with said Drive N. 29-09 E. 47.24 feet to the point of beginning.

Derivation: Deed Book 1096 Page 893 - Donald Earl Graham, 2/14/79.

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX
24.00

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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