

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
JUL 22 2 05 PM '80
RMC
KERSLEY

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, JACK DEAN PATTERSON,

(hereinafter referred to as Mortgagor) is well and truly indebted unto ROY R. PATTERSON

(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

in 48 monthly payments of \$268.28 each, payments applied first to interest and balance to principal, with first payment to be June 27, 1980

with interest thereon from date at the rate of 13% 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, Austin Township, on Gilder Creek, near Simpsonville, and containing forty (40) acres, more or less, with the following metes and bounds, to wit:

BEGINNING at a birch on Gilder Creek at corner of Lands formerly of J. C. Burdette and running thence N. 21-5.37 W. 354.42 feet to iron pin; thence N. 21-3.87 E. 255.42 feet to iron pin; thence N. 12-12.50 W. 825 feet to iron pin; thence N. 71-8.60 W. 567.60 feet to stake; thence N. 9-3/8-2.56 W. 168.96 feet to stake in road; thence along road N. 79-1.63 W. 107.58 feet to bend in road; thence N. 73-3/8-6.00 W. 396 feet to stone; thence S. 60 W. to point where said road intersects Scuffletown Road eighty-five (85) feet more or less; thence with said Scuffletown Road as the line and the northwestern boundary to a point on line of land now or formerly of W. E. Reid; thence with joint line of land formerly belonging to W. E. Reid S. 44-9.00 E. 594 chains more or less to stake at White Oak; thence S. 22-1/8-9.31 E. 614.46 feet to stake in Gilder Creek; thence along said Creek N. 69-11.35 E. 749.10 feet to point of beginning.

This being the same property conveyed to the Mortgagor herein by deed of Ann Nolan Patterson on July 5, 1975, recorded in the RMC Office for Greenville County on July 16, 1975, in Deed Book 1021, page 294.

RECORDED
JUL 27 1980
1221

RECORDED
DOCUMENTARY
MORTGAGE
JUL 27 1980

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 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.

0968

4328 RV-2