

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

PH '80
WHEREAS, BLAKELY

Lawrence A. Berg and Sylvia C. Berg

(hereinafter referred to as Mortgagor) is well and truly indebted unto Leroy Cannon Realty, Inc.

(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

Thirty-Six--- Thousand Five Hundred & No/100----- Dollars (\$ 36,500.00) due and payable

In monthly payments of Three Hundred Thirty-One and 69/100 (\$331.69), beginning August 10, 1980 and continuing monthly for a period of twenty-five years .

with interest thereon from date at the rate of 10% 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, State of South Carolina located on Carr Road, as shown on a plat for Leroy Cannon Realty, dated May 28, 1980 in the Moonville Community, containing 2 acres more or less and having according to said plat the following metes and bounds, to-wit:

BEGINNING on Carr Road 679.62 feet Northeast of Hood Road and running thence with Carr Road, N. 35-45 W. 173.42 feet; thence leaving Carr Road, N. 57-22 E. 294.28 feet; thence N. 25-01 E. 170.14 feet; thence N. 04-28 E. 182.78 feet to the property of R. W. Blakely and J. A. Blakely; thence with said property, S. 84-20 E. 162 feet; thence leaving Blakely property, S. 15-25 W. 180.63 feet; thence S. 33-44 W. 210.07 feet; thence S. 34-55 W. 132.82 feet; thence S. 43-24 W. 222.42 feet to the beginning corner.

This being the same property conveyed unto the Mortgagors by deed from Leroy Cannon Realty, Inc. recorded on the 1st day of July, 1980 in the R.M.C. Office for Greenville County, S. C. in Deed Book 1128 at Page 503 .

This is a purchase money mortgage.

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STATE OF SOUTH CAROLINA
DOCUMENTARY STAMP
\$ 1.00

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 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.

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