

MORTGAGE OF REAL ESTATE -

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

20 S. C.
22 PM '80
ASLEY

BOOK 1507 PAGE 978

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, JAMES S. GREGGS and HELEN A. GREGGS

(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

Four Thousand Nine Hundred & No/100----- Dollars (\$ 4,900.00) due and payable

In monthly payments of \$226.12, which includes principal and interest, said monthly payments to begin August 10, 1980, and continue monthly thereafter until paid in full.

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:

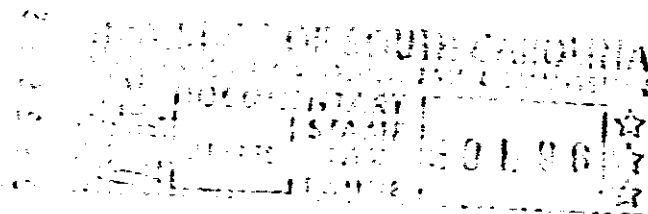
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, on Needle Court, as shown on a plat for Leroy Cannon dated July 8, 1980, prepared by Dunn and Keith Associates, RLS, and being known as Needle Acres, said plat being recorded in the R.M.C. Office for Greenville County S. C. in Plat Book Hot at Page of Record and being designated as Lot 2, containing 1.775 acres more or less and having according to said plat the following metes and bounds, to-wit:

BEGINNING at the joint front corner of Lots 1 and 2, and running thence with the joint line of said lots, N. 89-55 W. 382.63 feet; thence with the Johnson Property, S. 24-35 W. 262 feet to the rear corner of Lots 2 and 3; thence with the joint line of said lots, N. 84-24 E. 302.79 feet to Needle Court; thence with Needle Court, N. 07-35 W. 210 feet to the beginning corner.

This being the same property conveyed by deed from Leroy Cannon Realty, Inc. unto James S. Greggs and Helen A. Greggs, recorded in the R.M.C. Office for Greenville County, S. C. in Deed Book 1129 at Page 417, this 17th day of July, 1980.

This is a purchase money mortgage.



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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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