

1700
C.T. 2960

STATE OF SOUTH CAROLINA } FILED
COUNTY OF GREENVILLE } CO. S. C.

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

SEP 16 1 27 PM '80
DONNIE S. STOKES
R.M.C. STOKES

WHEREAS, VIRGINIA MONTAGUE STOKES BISI

(hereinafter referred to as Mortgagor) is well and truly indebted unto EDMUND M. APPERSON AND WILLIAM E. FLEURY, AS TRUSTEES UNDER THE WILL OF CHARLES A. STOKES, 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 Ninety Thousand and no/100-----

----- Dollars (\$ 90,000 .00) due and payable
Five years from the date hereof, provided, however, the entire principal amount may be prepaid in full at any time prior to maturity,

with interest thereon from date _____ at the rate of Eleven --- per centum per annum, to be paid: Annually on each anniversary date hereof;

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, being known and designated as Lot No. 86 of a subdivision known as Foxcroft, Section I, as shown on a plat thereof prepared by C. O. Riddle, Surveyor, September 15, 1969, and recorded in the R.M.C. Office for Greenville County in Plat Book 4-F at Pages 2-4, and having, according to said plat, the following metes and bounds, to-wit: BEGINNING at an iron pin on the northern side of Runnymede Road, joint front corner of Lots Nos. 86 and 87, and running thence with the joint line of said Lots, N. 4-30 W. 160 feet to an iron pin at the joint rear corner of Lots Nos. 84 and 85; thence along the rear line of Lot No. 85, N. 86-44 E. 150 feet to an iron pin on the western side of Meadow Wood Drive; thence along the western side of Meadow Wood Drive, S. 4-30 E. 135 feet to an iron pin; thence along the intersection of Meadow Wood Drive and Runnymede Road, S. 41-07 W. 35 feet to an iron pin on the northern side of Runnymede Road; thence along the northern side of Runnymede Road, S. 86-44 W. 125 feet to the beginning corner.

This is the same property conveyed to the Mortgagor herein by deed of the Mortgagee herein, dated SEPTEMBER 14, 1980, and recorded in the R.M.C. Office on Sept 16, 1980, in Deed Book 1133 at Page 549.

This is a purchase money mortgage.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX \$ 36.00
RE 1218

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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