

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE S.C.
MAY 1 2 13 PM '81

MORTGAGE OF REAL ESTATE

BOOK 1510 PAGE 97

DOWN

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, JAMES R. PORTERFIELD AND IRIS J. PORTERFIELD

(hereinafter referred to as Mortgagor) is well and truly indebted unto STANLEY E. WHITLOCK AND SHARON S. WHITLOCK
411 Willowtree Dr, Simpsonville S.C.

(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 Six Thousand Four Hundred and no/100ths-----
Dollars (\$ 6,400.00) due and payable

as set forth by note of mortgagors of even date

with interest thereon from date at the rate of per not per centum per annum, to be paid per note

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, located on the Eastern side of Neely Ferry Road (sometimes referred to as Fairview Road) containing 2.547 acres, more or less, according to a plat prepared by John C. Smith, RLS, dated August 17, 1973, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at a nail and cap in or near the center of Neely Ferry Road (Fairview Road), joint corner with property now or formerly of Coble, running thence along said road N. 7-45 W., 141.2 feet to a nail and cap; thence N. 0-26 E., 116.2 feet to a spike; thence turning and running N. 70-30 E., 206.9 feet to an iron pin; thence S. 66-58 E., 189.6 feet to an iron pin; thence S. 26-29 E., 200 feet to an iron pin; thence continuing S. 26-29 E., 15 feet to a point in a branch; thence along said branch, S. 74-33 W., 109.4 feet to a spring; thence S. 85-05 W., 343 feet to a nail and cap in the aforesaid road, the point of beginning.

THIS being the same property conveyed to the Mortgagor(s) herein by deed of Stanley E. Whitlock and Sharon J. Whitlock, of even date, to be recorded herewith.

GC10 -----3 MAY 4 81 R54

RECORDED
MAY 1 1981
STAMP
02.56

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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.

4-0001

0000

4328 RV.2