

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
CO. S. C.
MAY 11 4 46 PM '81
ANNERSLEY
R.M.C.

BOOK 1540 PAGE 842

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

WHEREAS, RANDALL ESKEW,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Bank of Greer, P. O. Drawer 708, Greer, S. C. 29651,

(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

Seventeen Thousand ----- Dollars (\$ 17,000.00) due and payable

according to terms of promissory note of even date herewith,

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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, the Mortgagee's heirs, 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, lying and being situate on the East side of Rainey Road and having, according to plat recorded in the R.M.C. Office for Greenville County, S. C. in Plat Book 8-M at page 63, the following metes and bounds, to-wit:

BEGINNING at a spike in the center of Rainey Road and running thence along the line of the property now or formerly belonging to Claude C. and Dorothy L. Vaughn, S. 75-44 E. 460.14 feet to an iron pin; thence turning and running along the property line of property now or formerly of Ollie B. Lazar as follows: S. 72-17 W. 172 feet to an iron pin; thence N. 83-58 W. 137.94 feet to an iron pin; thence continuing N. 76-16 W. 166.66 feet to an iron pin in the center of Rainey Road; thence along the center of Rainey Road, N. 8-37 E. 113.18 feet to an iron spike, the point of beginning.

This being the same property conveyed to the mortgagor herein by deed of Richard L. Black and Kathy Black dated April 2, 1981 and recorded in the R.M.C. Office for Greenville County in Deed Book 1145 at page 805.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DOCUMENTARY
STAMP
MAY 11 1981

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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 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 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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