

MORTGAGE OF REAL ESTATE

BOOK 1551 PAGE 650

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
GREENVILLE CO. S.C.
SEP 1 1 24 PM '81
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, F. H. GILLESPIE

(hereinafter referred to as Mortgagor) is well and truly indebted unto ERNEST B. LIPSCOMB

(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 One Hundred Forty Nine Thousand Six Hundred Twenty Five and No/100----- Dollars (\$149,625.00) due and payable

AS STATED IN NOTE OF EVEN DATE.

with interest thereon from _____ at the rate of _____ per centum per annum, to be paid:

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:

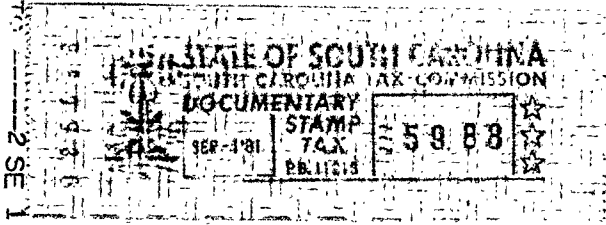
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the road leading from Mauldin, South Carolina, to Pelham, South Carolina, and designated as the northern portion of tract of estate of A. B. King, containing 15.74 acres, and having, according to a more recent plat recorded in Plat Book SS at Page 141 the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of a county road leading from Mauldin to Pelham and running thence S. 73-15 E. 1556 feet to an iron pin; thence S. 1-50 W. 325 feet to pin at corner of property now or formerly owned by Wesley Levi Hendrix and Mildred Smith Hendrix; thence with the line of the Hendrix property, N. 83-57 W. 1551 feet to iron pin in road first above mentioned; thence along center of said road, N. 4-45 E. 585 feet to the point of beginning.

This being the same property acquired by the Mortgagor by deed of Ernest B. Lipscomb of even date to be recorded herewith.

The property secured hereby shall be released from the lien of this mortgage in the manner as described in that certain Addendum to Option to Purchase executed on April 27, 1981 between Ernest B. Lipscomb and W. R. Cobb and the terms thereof shall survive the closing of this transaction.

MORTGAGEE'S MAILING ADDRESS: Route 10, E. Butler Road, Greenville, SC 29607



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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 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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