



MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN

BOOK 1554 PAGE 844

WHEREAS Dewey E. Garbrell and Ann K. Garbrell, his wife
(hereinafter referred to as Mortgagor) is well and truly indebted unto

Southern Discount Company Mauldin Square Mauldin South Carolina 29662

(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 seven hundred ninety nine and 81/100 Dollars (\$ 17,799.81) due and payable

In One Hundred Forty-Four (144) monthly installments of Three Hundred Two Dollars and 44/100 (\$302.44) with the first installment due October 28, 1981 and the final installment due

with interest thereon from date at the rate of 18.00 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 and 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
ALL that certain piece, parcel or lot of land with the buildings and improvements thereon, lying and being on the northwesterly side of Central Avenue in the City of Mauldin, SC, being known and designated as Lot No. 49 on a plat of Eastdale Development, Property of Mrs. B. E. Greer, as recorded in the R.M.C. Office for Greenville County, SC, in Plat Book 00, at Page 173 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwesterly side of Central Avenue, said pin being the joint front corner of Lots 49 and 49 running thence with the common line of Said lots N 71-32 W 115 feet to an iron pin: thence N 15-00 E 196 feet to an iron pin on the southerly side of Elm Drive: thence with the southerly side of Said Drive along the northwesterly side of Central Avenue S 31-37 W 211.5 feet to an iron pin, the point of beginning.

For deed into Grantors see Deed Book 700, page 410.

This conveyance is subject to all restrictions, setback lines, roadways, easements and rights of way, if any, affecting the above described property.

Grantor: Jeffry C. & Irogene H. Pennington
Deed dated August 31, 1970

ALL that certain piece, parcel or lot of land, lying and being in Austin Township, Greenville County, State of South Carolina, being known and designated as part Lot No. 117 in the Subdivision known as Eastdale Subdivision, plat of said subdivision being recorded in the Greenville County R. F. C. Office, and being more fully described as follows:

BEGINNING at an iron pin on the south side of Elm Drive, joint corner with lots No. 117 and 49 and thence running along said lots S. 15-00 W. 196 feet to an iron pin: thence N. 71-32 W. 50.14 feet to an iron pin: thence n. 15-00 E. 193 feet to an iron pin on Elm Drive: thence along said drive S. 75-00 E. 50 feet to the beginning corner.

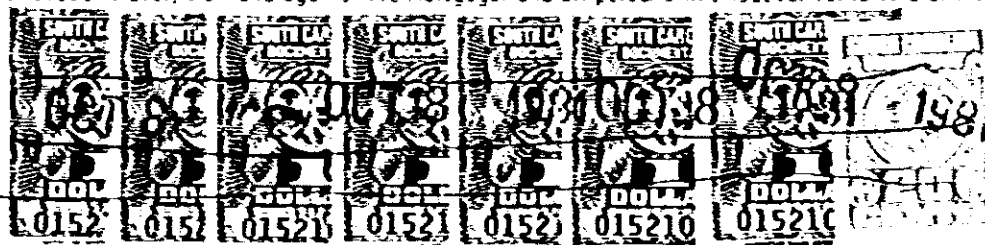
This is the same property conveyed to Grantor herein by Deed of Florrie E. Greer dated August 15, 1964 and recorded in the R. F. C. Office for Greenville County, South Carolina in Deed Book 755 at Page 545 on August 19, 1964.

This conveyance is subject to all restrictions, setback lines, roadways, easements and rights of way, if any, appearing of record on the premises or on the recorded plat, which affect the property hereinabove described.

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 who may lawfully claim the same or any part thereof.



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