MORTGAGE OF REAL ESTATE

FNED GREEN 700 S 200 1554 E488986

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

Oct 17 9 49 AH '81

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

SONNE TANKERSLEY

W OFFICE

"IS C. BRISSE - W

WHEREAS.

Jeffery S. Shoaf and Cheryl B. Shoaf

(hereinafter referred to as Mortgagor) is well and truly indebted unto

Boyce N. Ward

(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

Twenty One Thousand and No/100

Dollars (\$ 21,000.00 ) due and payable

as set out in promissory note of even date

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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 scaling 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'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 Caronavilla Dunklin Tormobia containing Two and Greenville, Dunklin Township, containing Two and nine-tenths (2.9) acres, more or less, located on Highway No. 23-50 about 2 miles west of U.S. Highway No. 25, described as follows: BEGINNING at th southeast corner of the lot conveyed herein in the center of the road and running thence South 82 degrees, 30 minutes west Three Hundred Forty-six and six-tenths (346.6) feet to a stone XN.; thence North 3 degrees West Three Hundred Forty-nine and five tenths (349.5) feet to a stone XO on the line of F.D. Cox; thence North 85 degrees East Four Hundred Thirty and eight-tenths (430.8) feet to the center of the road; thence along the center of said road South 19 degrees, 35 minutes West Two Hundred Sixteen and six-tenths (216.6) feet to angle in said road; thence South 1 degree, fifty Minutes East One Hundred Thirty-five and six-tenths (135.6) feet to the point of beginning, as will more fully appear by reference to plat of same by Thomas J. Leslie, Reg. Surveyor, by F.E.R., dated July 23, 1951, said lot being bounded on the north by lands of F.D. Cox, on the East by lands of DR. J.P. Knight, road intervening, and on the south and west by lands of Clayton D. Cantrell.

This being the same property conveyed to Mortgagor by deed of Boyce N. Ward, of even date, to be recorded herewith.

Mortgagee's Address:

Room 402

511 Augusta St.

Greenville, S.C. 29605



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 bereinabove 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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