

MORTGAGE OF REAL ESTATE

MORTGAGEE'S ADDRESS: Etc. 2, Taylors, SC 29687

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

S. C. MORTGAGE OF REAL ESTATE

BOOK 1589 PAGE 885

ALL WHOM THESE PRESENTS MAY CONCERN:  
W. S. SLEAY

WHEREAS, Independent Properties, Inc.

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

Lillie Singleton

(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-Seven Thousand Five Hundred and No/100--Dollars (\$ 147,500.00 ) due and payable interest only at the end of the first year, and payable thereafter semi-annually one-twelfth (1/12) of the then existing balance plus accrued interest

with interest thereon from date at the rate of 12% 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, its successors and assigns.

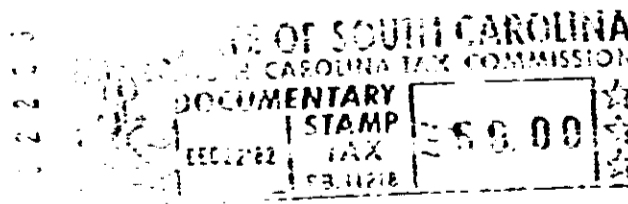
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of

All that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, containing 28.20 acres as shown on a plat prepared for the Cutchin Company by Arbor Engineering, Inc. dated January 8, 1981, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeastern side of Stallings Road, which iron pin is 1016 feet, more or less, from the intersection of Stallings Road and Roberts Road; and running thence with the Southeastern side of said Stallings Road, the following courses and distances: N. 35-34 E. 480.36 feet to an iron pin; N. 40-05 E. 246.08 feet to an iron pin; N. 48-13 E. 273.07 feet to an iron pin; N. 52-32 E. 201.21 feet to an iron pin at the corner of subject property and property now or formerly of W. D. Cannada; thence with the joint line of property now or formerly of Cannada, the following courses and distances: S. 21-00 W. 620.09 feet to an iron pin; S. 30-02 E. 497.91 feet to an iron pin; N. 87-58 E. 152.21 feet to an iron pin in the line of property now or formerly of Claude Cannada; thence with the line of property now or formerly of Claude Cannada, N. 87-58 E. 179.59 feet to an iron pin; thence with the line of property now or formerly of Pearl B. Bridwell, S. 2-08 E. 1171.37 feet to an iron pin at the corner of subject property and property known as Edwards Forest Subdivision; thence with the line of property known as Edwards Forest Subdivision, S. 84-51 W. 339.01 feet to an iron pin at the joint corner of subject property and property now or formerly of Argyle Gaillard and others; thence with the line of property now or formerly of Argyle Gaillard and others, the following courses and distances: N. 33-22 W. 461.60 feet to an iron pin; N. 33-22 W. 1113.60 feet to an iron pin, the point of beginning.

This is the same property conveyed to the Mortgagor herein by deed of Lillie Singleton of even date to be recorded herewith.

SEE SCHEDULE A ATTACHED.



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 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, executors 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.

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