

MORTGAGE OF REAL ESTATE

5992 Park Place
Greenville, S.C. 29608

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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

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SEP 12 3 46 PM '83

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WHEREAS, Ralph D. Jeffords

(hereinafter referred to as Mortgagor) is well and truly indebted unto B. E. Mauldin

(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 Forty One Thousand Three Hundred Eight and 08/100 Dollars (\$ 41,308.08) due and payable

according to the terms of that certain note of even date

with interest thereon from date at the rate of 12 1/2 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:

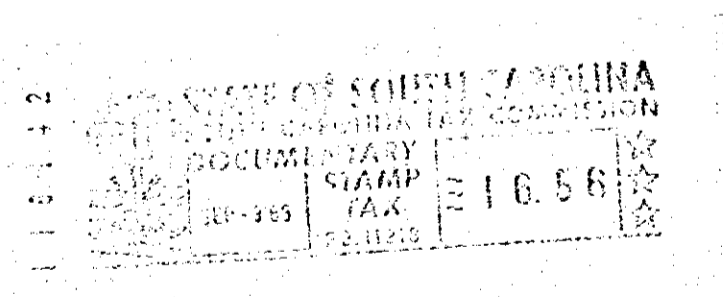
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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 Greenville

ALL that certain piece, parcel or lot of land, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Bates Township, near the Town of Travelers Rest, being known and designated as Lot No. 141 of Coleman Heights Subdivision as shown on plat thereof, recorded in the R.M.C. Office for Greenville County South Carolina, in Plat Book RR at Page 115 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Alta Vista Circle, joint front corner of Lots Nos. 140 and 141, and running thence along the joint line of said lots, S. 00-40 E. 231.5 feet to an iron pin; thence S. 89-26 E. 150.0 feet to an iron pin at the rear corner of Lot No. 142; thence along the line of that lot, N. 00-40 W. 235.0 feet to an iron pin on the southern side of Alta Vista Circle; thence along the southern side of Alta Vista Circle, S. 89-20 W. 150.3 feet to the beginning corner.

This is the same property conveyed to the Mortgagor herein by deed from B. E. Mauldin of even date, to be recorded herewith in the R.M.C. Office for Greenville County.



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, 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 whomsoever lawfully claiming the same or any part thereof.