

FILED
GREENVILLE, CO. S. C.

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

JUL 12 9 52 AM '76
DONNIE S. TANKERSLEY
R.H.C.

MORTGAGE OF REAL ESTATE

BOOK 1372 PAGE 515

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, John H. Skeen and Thadeus S. Skeen

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

Pellam L. Ross, Jr.

(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

---Fourteen Thousand Five Hundred Fifty-four and ^{00/100} dollars, \$ 14,554.00 due and payable

in twenty (20) semi-annual installments of One Thousand Fifty-seven and 50/100 \$1,057.50 Dollars each, commencing January 1, 1977, and on the 1st day of January and the 1st day of July thereafter until paid.

with interest thereon from date at the rate of 7% 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, and being shown as 11.11 acres, more or less, and being a portion of the property shown on plat of "Property of P. L. and Clovis Ross", dated September 13, 1957, recorded in Plat Book NN, Page 50, R.M.C. Office for Greenville County, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at a point in the center of Old Hundred Road, the joint front corner with other lands of Clovis Ross, and running thence along the center of said road, S. 30-15 E., 90 feet to an iron pin; thence with the northern edge of property of James and Nancy Davis, 210 feet to a point; thence with the northeastern boundary of said land of James and Nancy Davis, 310 feet to an iron pin; thence S. 79-45 E., approximately 450 feet to an iron pin; thence N. 05-30 W., 673 feet to an iron pin; thence N. 48-30 W., approximately 300 feet to a point; thence in a straight line approximately 710 feet in a southwesterly direction, joint line with other lands of Clovis Ross, to the point of beginning in the center of Old Hundred Road.

Being the same property conveyed to John H. Skeen and Thadeus S. Skeen by deed of Pellam L. Ross, Jr., dated July 7, 1976, to be recorded herewith in the R.M.C. Office for Greenville County.

S. 5.84



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 whomsoever lawfully claiming the same or any part thereof.

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