

P.D. 109

TR. Rev, SC

29690

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

BOOK 1613 PAGE 713

WHEREAS, John H. Stepp, Mary Ann Stepp, Clarence N. Stepp and Geraldine Stepp (hereinafter referred to as Mortgagor) is well and truly indebted unto William Dennis Black

(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 Thousand and no/100 ----- Dollars (\$ 20,000.00 ) due and payable

not later than July 1, 1993

with interest thereon from June 28, 1983 at the rate of 12 per centum per annum, to be paid: Monthly

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, lying between the Southern right-of-way of Duncan Chapel Road and the Northern right-of-way of Watkins Bridge Road, containing 5.92 acres, respectively; as shown on plat thereof prepared by Clifford C. Jones, RLS, dated May 12, 1982, and having, according to said survey the following metes and bounds, to-wit:

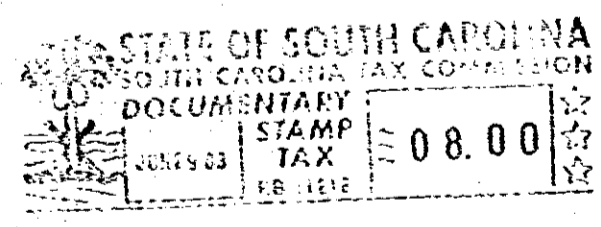
BEGINNING at an iron pin on the Southern edge of the right-of-way of Duncan Chapel Road, at the point where said right-of-way intersects with the right-of-way of Montague Circle and running thence S. 11-34 W. 620.55 feet to an old iron pin on the Northern edge of the right-of-way of Louise Street; thence, with Louise Street N. 74-30 W. 426.89 feet to an iron pin on the Eastern edge of the right-of-way of Montague Circle; thence with said street N. 19-16 E. 756.20 feet to an iron pin on the Southern edge of the right-of-way of Duncan Chapel Road; thence along said right-of-way S. 44-11 E. 100 feet to an iron pin; S. 50-47 E. 100 feet to an iron pin; S. 56-55 E. 100 feet to an iron pin and S. 61-09 E. 63.14 feet to an iron pin at the intersection of the right-of-way of Duncan Chapel Road and the right-of-way of Montague Circle, the point and place of beginning.

THIS conveyance is made subject to all easements, conditions, covenants, restrictions and rights-of-way which are a matter of public record and/or actually existing upon the ground affecting the above-described property.

THIS is part of the same property conveyed to the Mortgagor herein by deed of W. Dennis Black, dated June 28, 1983 and recorded in the Greenville County RMC Office in Deed Book 1191 at page 341, on June 29, 1983.

2 JUN 29 83

833



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.

0713

14328 W22