

MORTGAGE OF REAL ESTATE

BOOK 1032 PAGE 198

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

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

WHEREAS, LEE W. MORRISSET and TERESA A. MORRISSET,

(hereinafter referred to as Mortgagor) is well and truly indebted unto  
BANK OF TRAVELERS REST

(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

in the amount of \$301.58 per month, commencing November 25, 1983, and continuing for 59 months, with a final ballon paymnet of \$13,495.74, due on October 25, 1988.

with interest thereon from date at the rate of 13.25 per centum per annum, to be paid: Above noted.

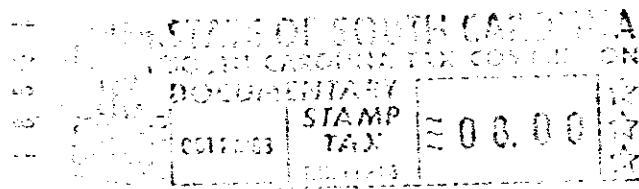
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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 her-by 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 Pickens, and shown and designated as Tract 6, containing 23.83 acres, more or less, on a plat prepared by C. O. Riddle dated November 6, 1977 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of S.C. Highway 14 and 276 (in the County of Pickens) and running thence along the southern side of said highway, N. 73-14 E., 182 feet to an iron pin; thence, with the curve of said highway, the chord of which is N. 84-52 E., 448.56 feet to an iron pin; thence S. 83-30 E. 166.4 feet to an iron pin; thence with the joint line of the within described tract and Tract No. 5, S. 12-21 E., 560.7 feet to a point in the middle of Souh Saluda Rive; thence with the joint line of this tract and property now or formerly of Joseph E. Shaw, S. 39-36 W., 775 feet to a stone; thence S. 13-24 W. 398.1 feet to an iron pin and stone; thence with the line of property of the Eugene Talley Estate, N. 89-03 W. 377.2 feet to an iron pin; thence N. 2-10 E., 1,446.5 feet to an iron pin on the southern side of S.C. Highway 14 and 276, the point and place of beginning.

This is the same property conveyed to the Lee W. Morrisset by deed of Carol M. Dedmon a/k/a Carol M. Hinshaw as recorded in the R.M.C. Office for Greenville County in Deed Book 1199, at Page 137 on October 26, 1983 and deed from Lee W. Morrisset to Teresa A. Morrisset as recorded in the R.M.C. Office for Greenville County in Deed Book 1199 at Page 139 on October 25, 1983.



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 heireinabove 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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