

GREENVILLE

VOL 1642 PAGE 720

Mortgagees' mailing address: Jesse M. Ray, 700 E. North St., Suite 7, Greenville, S.C. 29601
STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } R.M.C. OFFICE

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

WHEREAS, we, Craig W. Valentik and Barbara L. Valentik,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Jesse M. Ray, Jr., Frances Ray Clark and Mary Ray James,

(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-two Thousand Nine Hundred Fifty and no/100-

----- Dollars (\$ 22,950.00) due and payable in four (4) annual installments of Five Thousand Seven Hundred Thirty-seven and 50/100 (\$5,737.50) Dollars each, plus interest, with the first installment due and payable one (1) year from date, and then thereafter each successive year and date until paid in full, with interest thereon from date at the rate of 12% per centum per annum, to be paid: as stated above.

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, in Grove Township, and located on the south side of Reedy Fork Road (now named Ray Road) about one-half mile southwest of the Reedy Fork Baptist Church, and being the center portion of Tract 3, Tract 3 being shown on a plat recorded at the Greenville County Court House, R.M.C. Office, in Plat Book T, page 466; that the property to be conveyed by this deed is further shown on a plat prepared by James R. Freeland, dated December 30, 1983, entitled "Property of Craig W. Valentik and Barbara L. Valentik", showing the total acreage to be conveyed as 12.49 acres, and having according to the said Freeland plat the following courses and distances:

Beginning at a point in Ray Road, which is the joint corner of property owned by grantors and the grantees, and thence S 10-38 E 1017.45 feet to an old iron pin; thence S 39-39 W 277.40 feet to an old iron pin; thence along the line of Horace Loftis N 52-00 W 182.99 feet to an old iron pin; thence N 31-43 W 951.48 feet to a rail road spike in said Ray Road; thence along Ray Road, N 50-16 E 152.69 feet to a rail road spike; thence along Ray Road, 60-56 E 149.40 feet to a rail road spike; thence along Ray Road, N 73-01 E 322.00 feet to a rail road spike; thence along Ray Road N 70-40 E 82.32 feet to the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of the grantors, on even date, and recorded in Deed Book 1203, Page 272, RMC Office for Greenville County.

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP TAX
JAN-4'84 PB 11218
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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 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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