

MORTGAGE OF REAL ESTATE -

Mortgagee's Address: Rt. 1, Box 238-A, Marietta, SC 29661

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

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TO ALL WHOM THESE PRESENTS MAY CONCERN:

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WHEREAS, W. David Hagins and Deborah L. Hagins

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

Winfield J. Gillchrest and Charlotte P. Gillchrest

(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

Fifty-Four Thousand and No/100----- Dollars (\$54,000.00) due and payable

according to the terms of note of even date herewith.

with interest thereon from _____ at the rate of _____ 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

All that piece, parcel or tract of land with the buildings and improvements thereon situate, lying and being on the northwest side of White Horse Road, Greenville County, South Carolina, containing 2.93 acres, and having, according to plat of PROPERTY OF CLEM HAHN, prepared by T. H. Walker, Jr., Engineer, May 6, 1972, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the westerly side of White Horse Road, joint corner of this property and property of Riverside Church of God of Prophecy, now known as College Park Church of God of Prophecy, and running thence along White Horse Road, S. 39-30 W. 140.1 feet to an iron pin; thence continuing with said road, S. 39-15 W. 120.3 feet to an iron pin; thence N. 82-44 W. 360 feet to an iron pin; thence N. 33-30 E. 505.0 feet to an iron pin; thence S. 42-33 E. 360 feet to an iron pin, the point of beginning.

ALSO: All that piece, parcel or tract of land containing 10.77 acres near the City of Greenville, Greenville County, South Carolina, being shown and designated as PROPERTY OF CLEM HAHN on a plat made by T. H. Walker, Jr., Engineer, May 18, 1972, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin at the joint corner of Property of Jesse McKinney and property of Riverside Church of God of Prophecy, now known as College Park Church of God of Prophecy, and running thence S. 75-41 E. 799 feet, more or less, to a stone; thence along the property of Sunie McKinney, S. 23-16 W. 686 feet to an iron pin; thence S. 82-44 E. 694.2 feet to a point; thence along the line of property conveyed above, N. 33-30 E. 505 feet to a point; thence S. 42-33 E. 88.1 feet to an iron pin; thence N. 5-49 E. 165.7 feet to an iron pin, the point of beginning.

(SEE SCHEDULE A ATTACHED HERETO)

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
JUL 17 84
TAX
21.60
20 11218

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.

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