

300 W. Coffee St
D. Will. S.

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

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TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, John E. Dean as Trustee for Gregory Earnest Dean

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

(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-One Thousand and No/100----- Dollars (\$ 51,000.00) due and payable

on such date that a bench warrant is issued by the State of South Carolina for Harold Hugh Dean's failure to appear pursuant to notice

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 certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, in Austin Township, containing 30.89 acres, more or less, as shown on a plat entitled "Property of W. L. Dean" dated October, 1958, made by C. O. Riddle, Reg. LS, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the intersection of the Pelham-Greenville Road and another road leading from same, and running thence S. 2-04 E. 20.5 feet to a point on said other road at the corner of property now or formerly of Barron Roy Vaughn; thence down said other road along said Vaughn line, the following courses and distances: S. 54-51 W. 100 feet, S. 63-50 W. 100 feet, S. 71-05 W. 200 feet, S. 63-16 W. 200 feet, S. 49-34 W. 100 feet and S. 43-48 W. 177.2 feet to a point in said road; thence leaving said road and still following the Vaughn line, N. 47-01 W. 473.4 feet to an iron pin; thence continuing along the Vaughn line, S. 28-29 W. 384.3 feet to an iron pin; thence continuing along the Vaughn line, S. 44-50 W. 768.8 feet to an iron pin; thence continuing along the Vaughn line, S. 48-20 W. 1013 feet to a point in the center of Peters Creek; thence up the meanders of Peters Creek, the said creek being the property line, the traverse lines being as follows: N. 24-19 W. 96 feet, N. 13-01 E. 155 feet, and N. 15-01 W. 81.8 feet to an iron pin on the bank of said creek; thence along the land of now or formerly Phillips, N. 40-45 E. 2569.3 feet to an iron pin on the Northwest side of Phillips-McCall Road; thence S. 49-15 E. 11 feet to an iron pin in said road; thence along said road, N. 41-45 E. 51.4 feet to an iron pin; thence S. 43-00 E. 220 feet to an iron pin; thence S. 41-44 W. 52.7 feet to an iron pin; thence S. 43-54 E. 501.5 feet to an iron pin; thence N. 40-44 E. 260 feet to an iron pin in the Greenville-Pelham Road; thence along said road, S. 43-51 E. 331.2 feet to an iron pin, the point of beginning.

LESS, HOWEVER: All that piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as 0.26 acres, more or less, as shown on plat entitled "Survey for Joe C. Stokes" prepared by Wolfe & Huskey, Inc. dated March 13, 1979, and having, according to said plat, the following metes and bounds, to-wit:

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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