

BROWN, BYRD, BLAKELY, MASSEY, LEAPHART & SToudenMIRE, P.A., SUITE 15, 1700 F. NORTH ST., GREENVILLE, S.C. 29602
MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

VOL 1218 4858

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, G. J. HUGHES, JR.

(hereinafter referred to as Mortgagor) is well and truly indebted unto J. A. GILREATH, JR.

(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
FORTY ONE THOUSAND, SEVEN HUNDRED FIFTY AND NO/100----- Dollars (\$41,750.00) due and payable

with interest thereon from date at the rate of Ten (10%) per centum per annum, to be paid: as provided in said Note

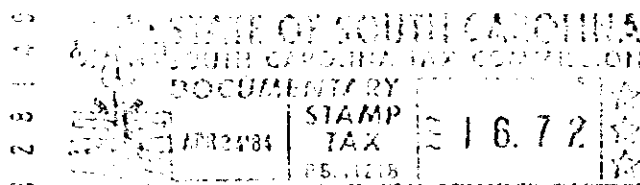
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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 here-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 unimprovements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the western side of Bear Drive, containing 24,118 square feet and being shown and designated as Tract 3 on a plat entitled "Hughes/Gilreath Real Estate", prepared by Webb Surveying and Mapping Co., dated January 9, 1984 and according to said plat, having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint front corner of Tract 2 and the within described tract and running thence N. 65-40-02 W., 16.35 feet to an iron pin; thence N. 73-19-34 W., 102.57 feet to an iron pin in the line of property belonging now or formerly to Memorial Medical Park; thence along said line, S. 34-50-40 W., 146.49 feet to an iron pin; thence S. 65-40-02 E., 157.09 feet to an iron pin at the joint front corner of Tract 1; thence N. 19-51-06 E., 103.70 feet to an iron pin; thence S. 65-40-02 E., 137.87 feet to an iron pin in the right-of-way of Bear Drive; thence along said right-of-way, N. 18-40-53 E., 4.96 feet to an iron pin; thence N. 16-40-26 E., 19.38 feet to an iron pin in the right-of-way of Bear Drive; thence N. 65-40-02 W., 136.69 feet to an iron pin; thence N. 19-51-06 E., 30.27 feet to an iron pin, the point and place of beginning.

This being the same property conveyed to Mortgagor herein by deed of Hughes/Gilreath Real Estate, a South Carolina General Partnership, duly recorded in the RMC Office for Greenville County in Deed Book 1211 at Page 74 on April 24, 1984.



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.

4328-NV-21