

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

VOL 1662 PAGE 402

TO ALL WHOM THESE PRESENTS MAY CONCERN:

FILED
GREENVILLE CO. S.C.

MAY 14 2 15 PM '84

WHEREAS, J. B. Poole and Carolyn Poole

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

(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-three Thousand and no/100 Dollars (\$ 23,000.00) due and payable

according to the terms of a note executed of even date herewith and incorporated herein by reference

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:

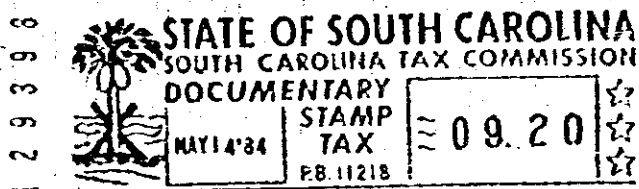
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville,

ALL that certain piece, parcel or lot of land in the County of Greenville, State of South Carolina, in Saluda Township, containing 9.5 acres, more or less, and having the following metes and bounds:

BEGINNING at an iron pin in the center of Hart Cut Road at the corner of property now or formerly of Bailey and running thence N. 24-00 W. 534.60 feet to a point; thence N. 86-30 W. 689.04 feet to a poplar; thence S. 13-00 E. 641.52 feet to an iron pin in Hart Cut Road; thence due East 469.26 feet to a point in the center of the road; thence N. 72-00 E. 297.00 feet to the point of beginning and containing 9.5 acres, more or less.

THIS conveyance is subject to all restrictions, rights-of-way, roadways, or other matters which may appear by examination of the public record or the premises herein.

THIS being the same property conveyed to Mortgagors herein by deed of Baccus and Betty Poole recorded in the RMC Office for Greenville County in Deed Book 1212, Page 578 on May 14, 1984



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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 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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