

MORTGAGE OF REAL ESTATE

Vol 1002 pg 997

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
S.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

MAY 16 3 13 PM '84

SURVEYOR
R.M.C.

WHEREAS, RONALD CORDELL

(hereinafter referred to as Mortgagor) is well and truly indebted unto JACK T. CORDELL AND NOLINE O. CORDELL

(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 THOUSAND AND NO/100

Dollars (\$ 20,000.00) due and payable

in monthly installments of \$264.30 being principal and interest beginning July 1, 1984 and being paid in equal monthly installments until paid in full.

with interest thereon from date at the rate of TEN (10%) per centum per annum, to be paid: monthly

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:

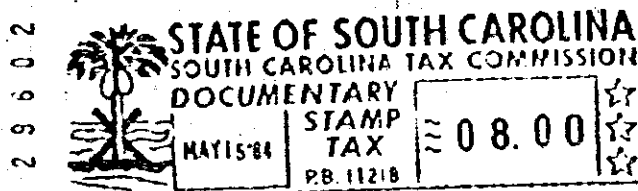
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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 containing 0.90 acres, more or less and being on the eastern side of South Burty Road near the city of Greenville, having according to a plat prepared by Carolina Engineering and Surveying Co., dated March 15, 1972, entitled, "Survey for Paul C. Broun," and recorded in the RMC Office for Greenville County, South Carolina, in plat book 4Q, at page 23, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of South Burty Road at the joint corner of the premises herein described and property now or formerly of Bowsteel Corporation; and running thence with the line of said Bowsteel Corporation property S 89-18 E 210 feet to an iron pin on the western edge of said right-of-way N 8-55 W 179.6 feet to an iron pin; thence continuing with the western edge of said right-of-way N 27-36 W 63.3 feet to an iron pin at the southern edge of a right-of-way for a railroad spur; thence with the southern edge of said right-of-way N 77-30 W 13.7 feet to an iron pin; thence continuing with the southern edge of said right-of-way N 80-45 W 88 feet to an iron pin on the eastern side of South Burty Road; thence with the eastern side of South Burty Road S 12-01 W 253.8 feet to the point of BEGINNING.

This being the same property conveyed to Mortgagor herein by deed of L. Guerry Burnett and Nathaniel Cain recorded in the RMC Office for Greenville County of even date herewith.

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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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