MORTGAGE OF REAL ESTATES STATE OF SOUTH CAROLINA FILED

90. i.e.

COUNTY OF GREENVERERVILLE TO S. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN

DONNIE S LABALRSLEY

JAMES GUNN MURPHY, JR., and MARY HOLT MURPHY WHEREAS.

Acceinance referred to as Mortgagor) is well and truly indebted unto Mary Louise Satterfield

thereinafter 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

Seventy Thousand and no/100 ----- Dollars (\$ 70,000.00) due and payable

on the 5th day of each month, beginning September 5, 1983, each payment in the amount of One Thousand Two Hundred Seventeen and 10/100(\$1,217.10) Dollars.

with interest thereon from 8-5-83

at the rate of 113%

per centum per annum, to be 1 aid. 8-5-1990

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

NOW, KNOW ALL MEN. That the Mirigigor, in consideration of the aforestid debt, and in order to secure the payment thereof, and if any other and further sums for which the Mortgagor may be sub-kted to the Mortgagee at any tone for advances made to or for his account by the Mirtgagee, and also in consideration of the further oim of Three Dollars (\$3.00) to the Mirtgage in hand well and truly paid by the Mirtgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, burgained, solid 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 unprovements thereon, or hereafter constructed thereon, situate, lying and being in the contract of Southeastern corner of Southeastern corner State of South Carolina, County of of the intersection of McIver Street and Afton Avenue, in the City and County of Greenville, being known and designated as Lot No. 79 and a portion of Lot No. 80, as shown on a plat of Alta Vista Subdivision, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book "G" at page 20, and having, according to said plat, the following metes and bounds:

BEGINNING, at an iron pin at the Southeastern corner of the intersection of McIver Street and Afton Avenue, and running thence with the eastern side of Afton Avenue S. 4-15 W. 180 feet to an iron pin; thence with the line of Lot No. 78 S. 85-45 E. 100 feet to a stake in the rear line of Lot No. 80; thence with the rear line of Lot No. 80 N. 4-15 E. 178 feet, more or less, to an iron pin on the Southern side of McIver Street, which iron pin is located 100 feet East from the Southeastern corner of the intersection of McIver Street and Afton Avenue; thence with the Southern side of McIver Street N. 84-35 W. 100 feet to the point of beginning.

ALSO:

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ALL that piece, parcel or lot of land situate, lying and being on the Southern side of McIver Street, in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 81 and a portion of Lot 80 as shown on a plat of R.B.R. Land Development Company, recorded in the RMC Office for Greenville County, South Carolina, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the Southern side of McIver Street at the corner of Lot No. 82, and running thence with the line of Lot No. 82 S. 4-15 W. 176.3 feet to an iron pin in the line of Lot No. 78; thence with the line of Lot No. 78 N. 85-45 W. 77 feet to an iron pin at the corner of property now or formerly of T. R. Easterby; thence with the line of said Easterby property N. 4-15 E. 178 feet to an iron pin on McIver Street; thence with the Southern side of McIver Street S. 84-35 E. 77 feet to the point of beginning.

This is the identical property conveyed unto the Mortgagors herein by deed of Mary Louise Easterby Satterfield, Individually and as Executrix and Trustee under the Will of Thomas Rook Easterby, deceased, dated August 5, 1983, and recorded on the bu day of August, 1983, in Deed Book at page /4// , records of the R.M.C. Office for Greenville County, South Carolina.

Together with all and singular rights, members, hereiltiments, and appurtenances to the same belonging in any way incident or appertuning, and all of the rents review and profes which may arise to be had thereform, and including all heating plumbing, and lighting features now or hereafter attached, connected, or fitted thereto in any manner, it being the intention of the parties hereto that all such fistures and equipment, other than the usual bousehold form ture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and sugglas the said pressures upto the Mortagee, its hom, societies and autific brever

The Michagne coverants that it is brafilly secred of the premises housenables described in fee simple abuilute, that it has good right and its lawfolly a thorned to sell, economy to encumber the same, and that the gremues are free and clear if all liers and encumbrances except as generaled here of The Mortgapte further covenants to warrant and forever defend all and ampalie the said premiers unto the Mortgapte forever, from and against the Mirraagre and all persons whomspever lawfully claiming the same or any part thereof.

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