MORTGAGE OF REAL ESTATE .

STATE OF SOUTH CAROLINA GR

MORTGAGE OF REAL ESTATE

13 1 13 41 18 To all whom these presents may concern:

DONNIE OF THE CRISEE'

WHEREAS. Kim Hefner and Lisa S. Hefner

(hereinafter referred to as Mortgagor) is well and truly indebted unto Bank of Travelers Rest

according to the terms of a note executed of even date herewith and incorporated herein by reference but no later than January 18, 1999.

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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 piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, near the Pumpkin Town Road (S.C. Highway No.288), near the town of Marietta, South Carolina, containing 2.00 acres, and having according to a plat prepared by Webb Surveying and Mapping Company, November 1979, and recorded in the RMC Office for Greenville County in Plat Book 7-S, Page 87, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at the southernmost corner of a parcel belonging to Greenville Water Works and running thence along the eastern line of said parcel N. 40-16 E. 190.04' to an old iron pin; thence along the northern boundary of said parcel N. 49-45 W. 229.78' to an old iron pin on the line of property belonging to E. E. Stone, Jr.; thence along the line of that property N. 23-16-45 E. 259.15' to an iron pin; thence along the line of other property belonging Stone, crossing a power service line, S. 56-27 E. 243.76' to an iron pin; thence continuing along the line of other property belonging to Stone S. 4-50 E. 240.0' to an iron pin; thence continuing along other property belonging to Stone S. 85-10 W. 111.43' to an iron pin; thence continuing along other property of Stone, crossing a water main, S. 40-16 W. 244.14' to a spike in the center of a private road leading to the water works property from S. C. Highway No. 288; thence along the center of said private road N. 6-51 W. 38.21' to the beginning corner.

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

THIS is the same property conveyed to the Mortgagors herein by deed of A. M. Stone recorded in the RMC Office for Greenville County in Deed Book 1117, Page 281, on December 13, 1979.

ALSO, an appurtenant easement, for purposes of ingress and egress to and from the above described property, over and across the aforementioned roadway leading from S. C. Highway No. 288 to the above-described property. Said easement shall run with the land herein conveyed and inure to the benefit of the Mortgagors, their heirs and assigns, forever. The location of said roadway is shown on the plat hereinabove referred to.

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 heireinabove 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 Mortgagoe forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

GREENVILLE OFFICE SUPPLY CO. INC.

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