

MORTGAGE OF REAL ESTATE—Offices of Lové, Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: ROBERT T. SPEARS, JR. and
LEAH N. SPEARS (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto BANK OF TRAVELERS REST
(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 Seven Thousand and no/100---

-----DOLLARS (\$7,000.00),
with interest thereon from date at the rate of 9 per centum per annum, said principal and interest to be
repaid:

in equal monthly installments of \$145.31 commencing July 15, 1977 with
a like payment on the 15th of each month thereafter until paid in full,
said payments to be applied first to interest and then to principal.

Note and mortgage due and payable in full at any change in ownership.

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 re-
leased, 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, on the southern side
of Persimmon Ridge Road, containing 21.97 acres, being shown and
designated as Tract No. 4 on plat of property of James C. Blakely, Jr.,
Trustee, dated April 1977, prepared by C. O. Riddle, R.L.S., and being
described, according to said plat, more particularly, to-wit:

BEGINNING at an iron pin in the center of Persimmon Ridge Road at
the joint front corner of Lots 2 and 4 and running thence with the
common line of said lots S. 28-43 W. 705.7 feet to an iron pin; thence
with the common line of lots 3 and 4 N. 66-37 W. 1551.3 feet to an iron
pin; thence N. 58-49 E. 979 feet to an iron pin in the center of
Persimmon Ridge Road; thence along said road the following courses and
distances: S. 55-39 E. 100 feet to an iron pin, S. 48-59 E. 100 feet
to an iron pin, S. 54-30 E. 100 feet to an iron pin, S. 69-18 E. 100
feet to an iron pin, S. 75-31 E. 214.7 feet to an iron pin, S. 68-59 E.
192.3 feet to an iron pin, S. 57-45 E. 165.3 feet to an iron pin,
S. 48-44 E. 100 feet to an iron pin, the point of beginning.

Derivation: Deed of James C. Blakely, Jr., as Trustee, et al.
recorded July 15, 1977 in Deed Book 1060 at Page 701.

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RECORDED IN DEED BOOK 1060 PAGE 701

Together with all and singular the rights, memoers, nereentaments, and appurtenances to the same belonging or
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 and any other equipment or 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.

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