

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS SHALL COME

WHEREAS JOSEPH BUTLER STEVENS

has hereunto set his hand and seal as follows: TRACY DUGGAN

Hereinafter referred to as Mortgagee, as evidenced by the Mortgage promissory note of even date herewith, which was executed and delivered to the said Mortgagee in the sum of

ONE THOUSAND FIVE HUNDRED and NO/100----- dollars \$1,500.00----- due and payable one (1) year from date hereof with the privilege of anticipating any or all of the balance due at any time.

At interest thereon from date hereof at the rate of nine (9%) per annum, payable quarterly annually

WHEREAS, the Mortgagee may hereafter be required to pay the said Mortgagee the amount of any and all advances made by the Mortgagee's account for taxes, insurance premiums, poll taxes, assessments, repairs, interest and other purposes.

NOW, KNOW ALL MEN, That the Mortgagee, in consideration of the several bills of exchange to him for the payment thereof, and of any other and further sums for which the Mortgagee may be indebted to the Mortgagee, and in consideration of the balance due to the Mortgagee, and also in consideration of the fact that the said DUGGAN, the Mortgagee, and the said STEVENS, and the Mortgagee, at and before the making and delivery of these presents, have agreed that the said STEVENS, as aforesaid, has granted, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the Mortgagee, the premises hereinafter described, to have and to hold unto the Mortgagee, his heirs and assigns forever.

ALL that certain piece or parcel of land lying within the boundaries of the tract hereinafter described, to-wit: being and being in the State of South Carolina, County of Greenville, being known and designated as Lots Nos. 101 and 102 as shown on a Plat of Brookwood Subdivisions, recorded in the P&C Office for Greenville County, South Carolina in Plat Book 88, at Page 27, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin in the north side of Gantt Drive joint front corners of lots 100 and 101 and running thence with the joint line of said lots N 3-15 E 191.2 feet to an iron pin; thence N 87-30 W 200 feet to an iron pin joint rear corner of Lots 102 and 103; running thence with the joint line of said lots, S 3-15 W 192.2 feet to an iron pin in the north side of Gantt Drive; thence with said Drive, S 87-45 E 200 feet to the point of beginning.

THIS property was conveyed to the Mortgagee by deed from Mattie Belle B. Gilstrap of even date to be recorded 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, assigns, and assigns forever.

The Mortgagee covenants that it is lawfully seized of the premises hereinafter described in fee simple absolute, that it has good right and is lawfully entitled 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 Mortgagee further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee, forever, from and against the Mortgagee, and all persons who may lawfully claim the same or any part thereof.

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