

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE

1500 923

TO HAVE AND TO HOLD TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, He, Eugene Lee Adams and Vernon Adams

hereinafter referred to as Mortgagor; is well and truly indebted unto

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 --thirty two thousand and 00/100--

Dollars (\$ 32,000.00 ) due and payable

as set forth in promissory note executed this date,

with interest thereon from date at the rate of --- per centum per annum to be paid as set forth in promissory note

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 Mortgagee 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, tract of, and with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the western side of U. S. Hwy. No. 101, being shown and designated as property of Elizabeth Dilreath and Marline E. H. White on a plat prepared by C. C. Little, dated December 1, 1971 (also known as Section 2 of Dilreath Estates), and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of U. S. Hwy. No. 101, and running thence N. 71-15 E. 242 feet to an iron pin; thence N. 76-11 E. 221 feet to an iron pin; thence with Mill Hooks Drive, the following courses and distances: N. 30-03 E. 112 feet to an iron pin; thence N. 7-15 E. 112 feet to an iron pin; and N. 33-10 E. 77 feet to an iron pin; thence S. 76-11 E. 221 feet to an iron pin; thence S. 71-15 E. 242 feet to an iron pin; and thence with said U. S. Hwy. No. 101 32-00 N. 12-00 feet to an iron pin, the point of beginning.

This conveyance is subject to all easements, setbacks lines, roadways, zoning regulations, restrictions, and other matters appearing on the property and on its records.

This is that certain property, together with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, as shown on the plat of said property, to-wit:

TO HAVE AND TO HOLD unto the Mortgagee, its heirs, successors and assigns, forever.

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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 of all 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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