

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GRF: FILED
CO. S. C.
DEC 14 3 09 PM '79
DONNIE S. TANKERSLEY
R.M.C.

BOOK 1491 PAGE 199

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Don E. Gladden and Sandra G. Gladden

(hereinafter referred to as Mortgagor) is well and truly indebted unto C. E. Robinson, Jr., as Trustee in Estate of B. M. McGee under Will

(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 Three Thousand Four Hundred Fifty and No/100----

at the rate of \$109.71 per month beginning February 15, 1980 and continuing each and every month thereafter until paid in full for a period of three (3) years, together

Dollars (\$ 3,450.00) due and payable

with interest thereon from date at the rate of nine per centum per annum, to be paid: monthly.

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, the Mortgagee's heirs, 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 Chick Springs Road and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Chick Springs Road, joint common corner of the within described property and that now or formerly of B & G Enterprises, Inc., said point being 769 feet west of the intersection of Chick Springs Road and St. Marks Road and running thence with said Road, N.74-34 E. 133 feet to an iron pin; thence S.22-10 E. 136.58 feet to an iron pin; thence S.68-48 W. 131.27 feet to an iron pin; thence N.22-29 W. 150 feet to an iron pin on the southern side of Chick Springs Road, the point of beginning.

THIS is the same property as that conveyed to the Mortgagors herein by deed from C. E. Robinson, Jr., as Trustee in the Estate of B. M. McGee, recorded in the RMC Office for Greenville County on December 14, 1979.

THE mailing address of the Mortgagee herein is 706 E. Washington Street, Greenville, South Carolina 29601.

GCTO -----3 DE 14 79 1253

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP
RECORDED TAX \$ 01.40
FEB 1980

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 fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

4. TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that is 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.

REC 10

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