

STATE OF SOUTH CAROLINA } = FD S.C. MORTGAGE OF REAL ESTATE  
COUNTY OF GREENVILLE } TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, TIM COONES

(hereinafter referred to as Mortgagor) is well and truly indebted unto Leroy Cannon Realty, Inc.

(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

Five Thousand Four Hundred & No/100 \_\_\_\_\_ Dollars (\$ 5,400.00 ) due and payable

In monthly installments (principal and interest) at \$114.74 monthly for sixty (60) months.

with interest thereon from 3-25-80 at the rate of 10% per centum per annum, to be paid.

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, being known and designated as Lot No. 14, of Cannon Estates, Section II., containing approximately 1.86 acres, according to a plat prepared by Charles K. Dunn and T. Craig Keith Associates, R.L.S., dated February 8, 1979, and being recorded in the R.M.C. Office for Greenville County, S. C. in Plat Book 7C at page 14, and having according to said plat the following metes and bounds to-wit:

BEGINNING at the joint front corner of Lots 14 and 15 on Garrison Road and running N. 19-40 W. 296.39 feet to a point; thence N. 85-59 E. 340.71 feet; thence S. 18-55 E. 180.25 feet; thence around the curve of Artillery Court and Garrison Road, the chord of which is S. 25-03 W. 35.37 feet; thence with Garrison Road, S. 71-01 W. 245.51 feet; thence continuing S. 67-46 W. 55 feet to the beginning corner.

This conveyance is made subject to the recorded Restrictions in Greenville County in Deed Book 1099 at page 7 and to a joint agreement between Jack Huff and Leroy Cannon dated January 10, 1979 as to the rear property line and any other recorded easements and rights of way and any visible on the property.

This being the same property conveyed to Tim Coones by deed from Leroy Cannon Realty, Inc., recorded in the R.M.C. Office for Greenville County, S. C. in Deed Book 1122 at Page 839 on the 27th day of March, 1980.

Together with all and singular rights, members, tenements, and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits which may or shall 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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