

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, JAMES S. GREGGS AND HELEN A. GREGGS

(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

Seven Thousand Five Hundred & No/100----- Dollars (\$ 7,500.00) due and payable

In monthly payments of Ninety-Nine and 12/100 (\$99.12) which includes principal and interest. Payments to begin October 1, 1980 and continue monthly thereafter until paid in full.

with interest thereon from date at the rate of 10% 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:

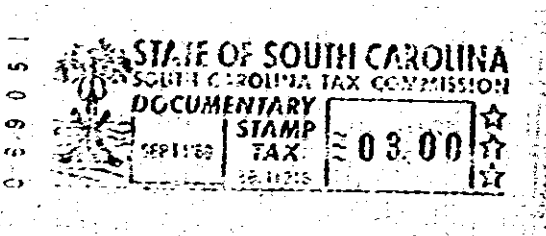
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, 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, at the Corner of Carr Road and Neddle Road as shown on a plat for Leroy Cannon dated July 8, 1980, prepared by Dunn and Keith Associates, R.L.S. and being known as Neddle Acres, Lot No. 3, containing 1.63 acres more or less and having according to said plat the following metes and bounds, to-wit:

BEGINNING on Carr Road and running thence along said Road, N. 88-00 W. 200.96 feet; thence with Lots 2 and 3, N. 24-35 W. 273.4 feet; thence with Lots 2 and 3, N. 84-24 E. 302.79 feet to Neddle Court; thence with Neddle Court, S. 07-35 E. 263.53 feet to a point on Neddle Court; thence around the curve on Carr Road and Neddle Court, the chord of which is, S. 41-57 W. 32.23 feet to the beginning corner.

This being the same property conveyed by deed from Leroy Cannon Realty, Inc. unto James S. Greggs and Helen A. Greggs, recorded in the R.M.C. Office for Greenville County, S. C. in Deed Book 1133 at Page 117, this 11th day of August, 1980.
September

This is a purchase money mortgage.



15066
OCTO - 1 SEP 11 80 728

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, 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.

4328 RV-2