

MORTGAGE OF REAL ESTATE -

STATE OF SOUTH CAROLINA }  
COUNTY OF Greenville }

FILED  
GREENVILLE COUNTY MORTGAGE OF REAL ESTATE

BOOK 1521 PAGE 721

107 11 12 1980 THESE PRESENTS MAY CONCERN:

JOHN LANNERSLEY  
R.M.C.

WHEREAS, WILLIAM D. GILES

(hereinafter referred to as Mortgagor) is well and truly indebted unto BANK OF GREER

(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

-----TWENTY THOUSAND AND NO/100----- Dollars (\$ 20,000.00----) due and payable

in 120 monthly installments for principal and interest of \$298.63 each beginning November 21, 1980, which if not paid sooner, the final payment shall be due October 21, 1990.

with interest thereon from date at the rate of 13% per centum per annum, to be paid: as stated above.

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, as shown on a plat of Property of Ethel C. Durham, prepared by Jones Engineering Service, dated June 13, 1972 and having the following metes and bounds:

BEGINNING at an iron pin in the center of the Frady Road, located 158 feet from the intersection of the Old Saluda Dam Road and Frady Road; thence with the center of the Frady Road, S. 79-39 E. 300 feet to an iron pin; thence S. 85-23 E. 50 feet to an iron pin; thence S. 10-37 W. 255 feet to an iron pin; thence S. 14-22 E. 1143.2 feet to an iron pin located 10 feet from the Poinsett Branch; thence with the branch being the line, the courses and distances of which are as follows: S. 81-00 W. 129.8 feet to an iron pin; thence S. 79-07 W. 180.2 feet to an iron pin; thence leaving said branch and running N. 13-00 W. 699.5 feet to an iron pin; thence N. 3-00 E. 151 feet to an iron pin; thence N. 19-00 W. 208.6 feet to an iron pin; thence N. 12-00 W. 274 feet to an iron pin; thence N. 1-56 W. 65 feet to iron pin, the point of beginning.

DERIVATION: See Deed from Vivian G. Durham dated June 16, 1978 and recorded in Deed Book 1081, Page 525, Greenville County R.M.C. Office.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
DOCUMENTARY  
STAMP  
TAX  
\$ 00.00  
78.11.23

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.

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