

State of South Carolina

GREENVILLE S.C.

Mortgage of Real Estate

County of GREENVILLE

31st day of October 1980

THIS MORTGAGE made this 31st day of October, 1980

by JERE M. WAGNER and MARCELLE F. WAGNER

(hereinafter referred to as "Mortgagor") and given to LEWIS FREEMAN, SR.

(hereinafter referred to as "Mortgagee"), whose address is Pelham Road, Greenville, South Carolina, 29607

WITNESSETH:

THAT WHEREAS, Jere M. Wagner and Marcelle F. Wagner is indebted to Mortgagee in the maximum principal sum of Six Thousand Three Hundred Seventy and No/100 Dollars (\$ 6,370.00), which indebtedness is evidenced by the Note of Jere M. Wagner and Marcelle F. Wagner of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is Four years after the date hereof, the terms of said Note and any agreement modifying it are incorporated herein by reference.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor, for and in consideration of the aforesaid indebtedness and in order to secure the payment thereof together with any renewals or extensions or modifications thereof upon the same or different terms or at the same or different rate of interest and also to secure in accordance with Section 29-3-50, as amended, Code of Laws of South Carolina (1976) (i) all future advances and readvances that may subsequently be made to Mortgagor by Mortgagee evidenced by the aforesaid Note, or by other promissory notes, and all renewals and extensions thereof, and (ii) all other indebtedness of Mortgagor to Mortgagee, now or hereafter existing, whether direct or indirect, the maximum amount of all indebtedness outstanding at any one time secured hereby not to exceed \$ 6,370.00 plus interest thereon, all charges and expenses of collection incurred by Mortgagee including court costs and reasonable attorneys fees, has granted, bargained, sold, released and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns, the following described property:

ALL that certain piece, parcel or tract of land, located, lying and being in the County of Greenville, State of South Carolina, containing 1.94 acre, more or less, as shown on plat entitled "Survey for Jere M. Wagner and Marcelle F. Wagner", dated August 26, 1980, prepared by W. R. Williams, Jr., recorded in the Greenville County RMC Office in Plat Book 8F at Page 72, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an old iron pin at the joint front corner of the within tract and property now or formerly of Creel and property now or formerly of Wagner and running thence along the joint line of the within tract and property now or formerly of Creel N. 23-50 W., 275.3 feet to a point in the line of property now or formerly of Vaughn; thence running along the joint line of said tracts N. 65-16 E., 233.3 feet to an old iron pin; thence running S. 51-01 E., 312.05 feet to an old iron pin; thence running S. 65-45 W., 163.9 feet to an old iron pin; thence running S. 66-06 W., 211.9 feet to an old iron pin at the joint front corner of the within tract and property now or formerly of Creel and property now or formerly of Wagner, the point and place of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Lewis Freeman, Sr., recorded in the Greenville County RMC Office in Deed Book 1137 at Page 737 on the 21st day of August, 1980.

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A. J. J. C. I.

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TOGETHER with all and singular rights, members, hereditaments and appurtenances belonging or in any way incident or appertaining thereto, all improvements now or hereafter situated thereon, and all fixtures now or hereafter attached thereto (all of the same being deemed part of the Property and included in any reference thereto).

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