

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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

FILED
CO. S. O.

WHEREAS, JANE C. ERKES

FEB 3 10 14 AM '81
DONALD S. BANKERSLEY

(hereinafter referred to as Mortgagor) is well and truly indebted to JEROME L. WEBB AND BARBARA G. WEBB,
of PO Box 1022, Taylors, SC 29687

(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

Eighteen thousand and no/100ths _____ Dollars (\$ 18,000.00) due and payable monthly.

In the event the property which secures this mortgage is sold, the balance due shall be immediately payable.

with interest thereon from 2-2-81 at the rate of twelve per centum per annum, to be paid: monthly on the tenth day of each month.
Final payment January 2, 2001.

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

ALL that certain piece, parcel or lot of land situate, lying and being on the northwestern side of Old Rutherford Road in the County of Greenville, State of South Carolina, being known and designated as Lot No. 7 as shown on a plat of the property of the Columbia Investment Co., prepared by Piedmont Engineers & Architects, dated July 9, 1965, recorded in the RMC Office for Greenville County in Plat Book KKK, at Page 73, reference to said plat being hereby craved for the metes and bounds description.

This conveyance is hereby conveyed subject to the rights of ways, easements, and restrictive covenants, if any, reserved on plats and other instruments of public record and actually existing on the ground affecting said property.

This being the same as that conveyed to JANE A. ERKES by deed dated and recorded concurrently herewith.

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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.

5. 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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