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MORTGAGE OF REAL ESTATE—Offices of Love, Thomas & Arnold & Thomason, Attorneys at Law, Greenville, S. C.

Mortgagee's mailing address:
P.O. Box 485
Travelers Rest, S.C.
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GR: 5140
CO. S. C.
3 35 PM '81
29690
R.M.C. MORTGAGE

20847
Ronald E. Hughey
484-1-302
484-1-302

TO ALL WHOM THESE PRESENTS MAY CONCERN: RONALD E. HUGHEY

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto Bank of Travelers Rest

(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

Forty Thousand and no/100ths ----- DOLLARS (\$ 40,000.00),
with interest thereon from date at the rate of 15.50% per centum per annum, said principal and interest to be repaid:
within 182 days from the date hereof

At the option of the mortgagee, the indebtedness secured hereby shall become due and payable if the mortgagor shall convey the mortgaged premises or if the title thereto shall become vested in any other person or party for any other reason whatsoever.

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 lot of land situate on the western side of Old Buncombe Road in the County of Greenville, State of South Carolina, being shown as a tract containing 6.02 acres on a plat of the Property of Benjamin Joseph Edwards, III, dated May 25, 1979, revised June 22, 1979, prepared by W. R. Williams, Jr., Surveyor/Engineer, recorded in Plat Book 7-G at Page 53 in the RMC Office for Greenville County and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point near the center of Old Buncombe Road at the corner of property now or formerly belonging to Frazier and running thence with Old Buncombe Road the following courses and distances: S 13-52 W 310 feet; S 19-56 W 100 feet; S 29-11 W 99.8 feet; S 38-19 W 100 feet; and S 49-06 W 139.5 feet to an old nail and cap; thence N 43-37 W 634.9 feet to an iron pin; thence N 64-24 E 450 feet to an iron pin; thence S 25-29 E 155.4 feet to an old iron pin; thence N 64-31 E 320.9 feet to the point of beginning.

This is the same property conveyed to the Mortgagor by deed of Gordon E. Mann dated October 6, 1980 and recorded in the RMC Office for Greenville County in Deed Book 1135 at Page 34.

ALSO: All that lot of land situate on the northwestern side of Old Buncombe Road and on the northeastern side of Watson Road in the County of Greenville, State of South Carolina being shown as a tract containing 15.73 acres and 2.1 acres on a plat of Property of Benjamin Joseph Edwards, III, dated May 25, 1979 prepared by W. R. Williams, Surveyor, recorded in Plat Book 7-G at Page 53 in the Office of the RMC for Greenville County and having, according to said plat, the following metes and bounds, to-wit:
(CONTINUED ON REVERSE SIDE)

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

RECORDED
OCTO 9 1981

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