

MORTGAGE OF REAL ESTATE -

BOOK 1542 PAGE 100

FILED
STATE OF SOUTH CAROLINA } SO. S. C.
COUNTY OF GREENVILLE }
APR 26 2 26 PM '81

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OGN... BANKERSLEY
R.M.C.

WHEREAS, Gary White and Iva Dale Buchanan

(hereinafter referred to as Mortgagor) is well and truly indebted unto Ruby Knight Shipman

(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 Nine Hundred Fifty

Dollars (\$ 950.00) due and payable

July 30, 1981, if not sooner paid

with interest thereon from April 15th 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,

ALL that certain piece, parcel, or lot of land situate, lying and being in the County of Greenville, State of South Carolina on the northwestern side of Saw Mill Road and being shown on a plat prepared by T. Craig Keith on April 9, 1981, and recorded in the RMC Office for Greenville County in Plat Book 8-R at page 2 and being more fully described as follows:

BEGINNING at an iron pin on Saw Mill Road and running thence N. 30-02 W. 524 feet to an iron pin; thence N. 71-51 E. 85.7 feet to an iron pin; thence S. 30-02 E. 509.8 feet to an iron pin on the Saw Mill Road; thence S. 62-17 W. 84 feet to the point of beginning.

THIS conveyance is made subject to all restrictions, easements or rights-of-way which are a matter of public record or which an inspection of the premises would or should reveal.

THIS is a part of the same property conveyed to the grantor herein by deed from Everett C. Shipman dated February 24, 1976, and recorded in the RMC Office for Greenville County at Deed Book 1032, page 529.

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
TAX \$ 00.40

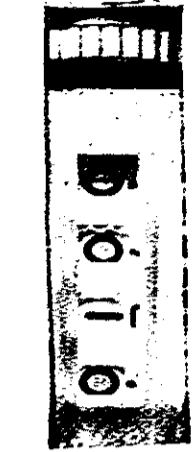
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Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all 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