Brown, Byrd, Blakely, Massey, Leaphart & Stoudenmire, P.A., Greenville, South Carolina, 29602 MORTGAGE OF REAL ESTATE -

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STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE FIRE OC. S. C.

MORTGAGE OF REAL ESTATE

JUL 12 3 35 PH '81

TO ALL WHOM THESE PRESENTS MAY CONCERN:

RREDIE. SHIRLEY, JR., and MARY LEE SHIRLEY-----WHEREAS,

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

L. A. LEWIS and LOUISE B. LEWIS-----4607 Old Spig Rd Teylors, S. 1. 29687

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated Twenty-Five Thousand and No/100----herein by reference, in the sum of ----- Dollars (\$ 25,000.00--) due and payable

in five (5) equal annual payments of principal in the amount of \$5,000.00, plus interest on the outstanding unpaid principal balance computed at the rate of 10% per annum, the first such payment to be due and payable on July 15, 1982.

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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 Mortgagoe 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 Mortgager 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

> ALL that certain piece, parcel or lot of land, in Butler Township, Greenville County, State of South Carolina, and having, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the South side of the Woodruff Road, at corner of lot sold to Cornelious B. Brown by Azilee B. Surett on March 28, 1946, and recorded in the RMC Office for the County and State aforesaid in Book 234, at Page 421, and running thence along line of Cornelious B. Brown, S. 31-10 E., 150 feet to iron pin, rear corner of Brown lot; thence S. 64-45 W., along a parallel line with Woodruff Road 60 feet to iron pin or stake; thence N. 31-10 W., along parallel line with the Brown line 150 feet to stake or iron pin on the South side of Woodruff Road; thence along South side of Woodruff Road N. 64-45 E., 60 feet to the BEGINNING POINT.

This is the same property conveyed to the Mortgagors herein by deed of L. A. Lewis and Louise B. Lewis recorded in the Greenville County RMC Office in Deed Book //51 at Page 673 on July 14, 1981 1981.



N Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and Aftrof the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter and ched, 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.