

MORTGAGE OF REAL ESTATE

BOOK 1547 PAGE 654

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

FILED
JUL 22 3 14 AM '81
DONNE S. TANKERSLEY
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, James B. and Wilma G. Friddle

(hereinafter referred to as Mortgagor) is well and truly indebted unto Mac E. Snyder

(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 & no/100

Dollars (\$ 18,000.00) due and payable

(According to terms of note dated of even date)

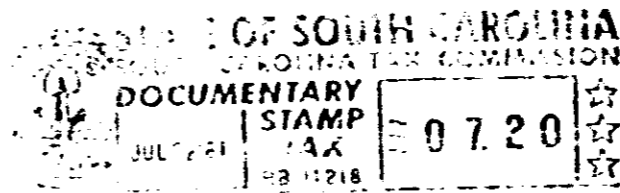
with interest thereon from _____ at the rate of _____ per centum per annum, to be paid:

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, being known and designated as Tract 2 " I " , on a plat by Robert Spearman, dated 4/7/81, and having 1.82 acres and BEGINNING in the center line of Phillips Trail Road at the intersection of Patrol Club Road and running thence with Phillips Trail Road, N. 80-13 E. 79.7 feet; thence continuing N. 75-36 E. 145.67 feet; thence leaving said road, S. 27-04 E. 312.51 feet to the center line of a Branch; thence with the center line of Branch, the cords of which are; S. 01-44 E. 117.94 feet; thence S. 39-15 W. 98.85 feet; thence leaving Branch, N. 35-36 W. 520.2 feet to the beginning corner.

This property is subject to any and all restrictions, easements, rights of way and zoning ordinances on the land, of record and referenced in the conveyance of this land to the Mortgagors herein by deed of Mac E. Snyder dated the 9th day of July 1981, to be recorded herewith.



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.