

BOOK 1557 PAGE 471

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

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

RECORDED  
3 19 PM '81  
H.C. WILKINSON

WHEREAS, RONALD DEAN and LEWIS MURPHREE

hereinafter referred to as Mortgagor) is well and truly indebted unto DORIS D. BAKER  
whose post office address is Route 4, White Horse Road, Greenville, S.C.

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

TWENTY-FIVE THOUSAND and no/100-----Dollars (\$25,000.00) due and payable  
in full on June 30, 1982,

with interest thereon from date hereof at the rate of 18 per centum per annum, to be paid: December  
31, 1981, March 31, 1982, and June 30, 1982.

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, the Mortgagee's heirs, 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, located on the southeastern side of Augusta Road (U.S. Highway 25) in Greenville County, South Carolina, containing 0.456 acres and having the following metes and bounds according to plat entitled "Property of Hal-Bar Plumbing Co., Inc." by James R. Freeland, Surveyor, dated April 24, 1981.

BEGINNING at an iron pin on the southeastern side of Augusta Road at the northeastern corner of property now or formerly owned by Jolly, said point of beginning being 425 feet, more or less, east of the intersection of Augusta Road and White Horse Road and thence from said point of beginning, running with the southeastern right of way of Augusta Road, N. 44-58 E. 89.20 feet to an iron pin; thence N. 45-18 E. 10.8 feet to an iron pin; thence leaving Augusta Road and running S. 38-18 E. 200 feet to an iron pin; thence S. 45-00 W. 100 feet to an iron pin in the line now or formerly of Jolly property; thence with the line of said Jolly property, N. 38-18 W. 200 feet to an iron pin at the Point of Beginning.

BEING a portion of the property conveyed to the Mortgagors by Deed of Hal-Bar Plumbing Company, Inc. dated June 30, 1981, recorded June 30, 1981 in Deed Book 1150, Page 859.

GC10 ..... 2 NC1081 079

STATE OF SOUTH CAROLINA  
DOCUMENTARY  
STAMP  
TAX  
\$ 10.00

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.

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.

047

4328 RV-2