

STATE OF SOUTH CAROLINA COUNTY OF Greenville  
Address of Mortgagee: Post Office Box 1000 Tryon, N. C. 28782  
MORTGAGE OF REAL ESTATE

COMM. JAMES W. WATERSLEY  
S.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Jack G. Pate

(hereinafter referred to as Mortgagor) is well and truly indebted unto NORTH CAROLINA NATIONAL BANK, Post Office Box 1000, Tryon, North Carolina 28782

(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 Six Thousand Four Hundred Fifteen and 17/100 Dollars (\$6,415.17) due and payable according to the terms of Note of even date

with interest thereon from date 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.

ALL that piece, parcel or tract of land situate, lying and being in the above State and County, Oak Grove Community and shown as 4.0 acres on a plat prepared for Jack G. Pate by James V. Gregory, RLS, on September 9, 1981 and according to said plat having the following metes and bounds, to-wit:

BEGINNING at an old nail and cap in the center of Butter Street and running thence along the center of said Street, S. 17-19 E. 358.6 feet to an old nail and cap, thence along the Littlefield line, S. 68-00 W. 240.26 feet, N. 82-30 W. 25 feet, N. 67-45 W. 134.0 feet to an old iron pin; thence S. 72-28 W. 117.11 feet to a poplar; thence along the branch with the branch being the line and having a traverse line of N. 46-59 W. 117.74 feet, N. 0-57 W. 76.2 feet, N. 31-14 W. 101.37 feet, thence along the property line of Jack G. Pate, N. 71-41 E. 544.1 feet to the beginning corner, and containing according to said plat, 4.0 acres.

ALSO: All that piece, parcel or lot of land, situate, lying and being in the above State and County, Oak Grove Community, being shown on a plat for Jack G. Pate prepared by James V. Gregory, RLS, on July 10, 1981, to be recorded herewith, and according to said plat, having the following metes and bounds, to-wit:

BEGINNING at an old nail in the center of Butter Street, and running thence down the center of said Street, S. 21-32 E. 149.11 feet to an old iron pin; thence along the boundary of the property of Jack G. Pate, S. 66-16 W. 587.18 feet, to the center of creek; thence along the meanders of the said creek, to the property line now or formerly Jackson; thence from the center of said creek along the boundary of the property now or formerly Jackson, N. 61-35 E. to the beginning corner.

This conveyance is subject to the rights of way of the public along Butter Street as shown on said plats. This conveyance is the identical property conveyed to Jack G. Pate by deed of Grady W. Pate, to be recorded herewith.

STATE OF SOUTH CAROLINA  
DOCUMENTARY  
STATE

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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.

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