

158 Woodland Drive
Greenville, S.C. 29609

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GREENVILLE CO S.C.

BOOK 1597 PAGE 677

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MAR 11 4 25 PM '83 MORTGAGE OF REAL ESTATE
DONNIE S. TANKERSLEY TO ALL WHOM THESE PRESENTS MAY CONCERN:
R.M.C.

WHEREAS, I, KEVIN E. CRIBBS

(hereinafter referred to as Mortgagor) is well and truly indebted unto HARRY H. WHITFIELD, ELLEN W. KELLEY,
MARGARET W. ALLISON and E. RAY WHITFIELD

(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 FIVE THOUSAND and No/100-----

----- Dollars (\$ 5,000.00) due and payable
according to the terms of the note of even date herewith for which this
mortgage stands as security.

with interest thereon from date at the rate of 11% per centum per annum, to be paid: monthly by
amortization

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, on Old Mountain Creek Road, consisting of 1.48 acres, more or less, being shown and designated as a portion of that 4.68 acre tract as shown on a plat entitled "Property of Kevin Earl Cribbs" dated February, 1983, by Webb Surveying & Mapping Company, and recorded in Greenville County Plat Book 9-0 at Page 22, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point in the center of Old Mountain Creek Road at the joint front corner with property now or formerly belonging to Roper, and running thence with said Roper line, N. 49-10 E. 375.67 feet to a point at the center of a mountain creek; thence with the center of said creek, as follows: S. 50-50 E. 220.1 feet, S. 58-32 E. 197.2 feet, S. 55-55 E. 58 feet to a point on the right-of-way of S. C. Highway 253; thence with the right-of-way of said highway, S. 2-04 E. 37.55 feet to a point; thence with the center line of another creek, the traverse of which is as follows: S. 64-34 W. 144.45, S. 65-51 W. 60.26 feet, S. 46-34 W. 86.80 feet, S. 42-06 W. 102.8 feet, S. 49-45 W. 130.15 feet, S. 40-33 W. 65.10 feet, S. 51-02 W. 42.81 feet to a point in the center of Old Mountain Creek Road; thence with the center of said Road, as follows: N. 0-53 W. 27.26 feet, N. 3-04 W. 190.8 feet, N. 11-24 W. 67.4 feet, N. 28-55 W. 50.47 feet, N. 40-27 W. 52 feet, N. 48-52 W. 99 feet, and N. 54-29 W. 28.83 feet to the point of beginning.

LESS, HOWEVER: All that piece, parcel or tract of land located on Old Mountain Creek Road in Greenville County, South Carolina, being shown and designated as 3.20 acres + on a plat entitled "Property of Kevin Earl Cribbs" by Webb Surveying & Mapping Co., dated February 24, 1983, and recorded in Greenville County Plat Book 9-0 at Page 23, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point in the center line of Old Mountain Creek Road at the joint front corner with other property owned by Cribbs and running thence with the joint line thereof, N. 62-05 E. 403.3 feet to a point in the center of a mountain creek; thence with the center of said mountain creek, S. 58-32 E. 197.2 feet; thence continuing with the center of said creek, S. 55-55 E. 58 feet to a point on the right-of-way of S. C. Highway 253; thence with the right of-way of said highway, S. 2-04 E. 37.55 feet to a point; thence with the center line of another creek, the traverse of which is as follows: S. 64-34 W. 144.45 feet, S. 65-51 W. 60.26 feet, S. 46-34 W. 86.80 feet, S. 42-06 W. 102.8 feet, S. 49-45 W. 130.15 feet, S. 40-33 W. 65.10 feet, S. 51-02 W. 42.81 feet to a point in the center of Old Mountain Creek Road; thence with the center of Old Mountain Creek Road, as follows: N. 0-53 W. 27.26 feet, N. 3-04 W. 190.8 feet, N. 11-24 W. 67.4 feet, N. 28-55 W. 50.47 feet, N. 40-27 W. 52 feet to the point of beginning. (DERIVATION: Greenville County Deed Book 1184, Page 262)

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. * Harry H. Whitfield et al 3-11-83.

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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