

FILED
GREENVILLE, S.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

APR 7 12 25 PM '83

MORTGAGE OF REAL ESTATE

DONNIE S. JANKERSLEY TO ALL WHOM THESE PRESENTS MAY CONCERN:
R.M.C.

WHEREAS, CHARLES R. BISHOP

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

GRADY FRANK ELLENBURG AND BETTIE JEAN ELLENBURG, P. O. Box 274, Ninety
Six, S.C., 29666
(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are in-
corporated herein by reference, in the sum of

FOURTEEN THOUSAND FOUR HUNDRED THIRTY SIX & 87/100 Dollars (\$14,436.87) due and payable
as per the terms of said note

with interest thereon from date at the rate of 12% per centum per annum, to be paid:

as per the terms of said note

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 shown as Lot No. 1 on the plat of
Magnolia Acres as recorded in the RMC Office for Greenville County, South
Carolina, in Plat Book GG, Page 133, and having according to said plat,
the following metes and bounds:

BEGINNING at an iron pin on the Northeasterly side of Augusta Road at a
point 195 feet Northwest of the Northerly corner of the intersection of
Augusta Road and Lord Fairfax Drive, said pin being the joining front corner
of Lot Nos. 1 and 2, and running thence along the Northeasterly side of
Augusta Road N. 53-41 W. 80 feet to an iron pin; thence continuing with
the Northeasterly side of said Road N. 56-11 W. 118 feet to an iron pin;
thence S. 86-41 E. 121.6 feet to an iron pin; thence N. 34-22 E. 122.3
feet to an iron pin, joint rear corner of Lot Nos. 1 and 7; thence with
the line of Lot No. 7 S. 56-0 E. 92 feet to an iron pin, joint rear corner
of Lots Nos. 1 and 2; thence with the line of Lot No. 2 S. 33-30 W. 187.9
feet to the point of beginning.

This being the same property conveyed to Grady Frank Ellenburg and Bettie
Jean Ellenburg by deed of Margaret Hicks Ashmore, recorded November 18,
1977 in Deed Book 1068 at Page 679, RMC Office for Greenville County,
South Carolina

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Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or apper-
taining, 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.