

MORTGAGE OF REAL ESTATE-Prepared by WILKINS & WILKINS, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE S.C.
APR 13 3 21 PM '83
DONNIE S. HENSLEY

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

WHEREAS, WE, JOHN J. STUBBLEFIELD, SR & CAROL F. STUFFLEFIELD

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

(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

FIFTY TWO THOUSAND FIVE HUNDRED ----- Dollars (\$ 52,500.00) due and payable
six (6) months from date

with interest thereon from _____ date _____ at the rate of 15% per centum per annum, to be paid: semi-annually

The Mortgagor has the right to repay the entire amount on this mortgage at any time without penalty.

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, on the northwest side of Brushy Creek Road and on the north side of Jones Road, as shown on plat entitled "Composite Plat for John J. Stubblefield, Sr." made Dec. 1982 by Charles F. Webb, RLS, and having according to said plat the following metes and bounds, courses and distances, to-wit:

Beginning at an iron pin on the north side of Jones Road, corner of property owned by YMCA of Greater Greenville, and running thence with the north side of Jones Road N. 88-48 E. 524.36 feet to an iron pin on the northwest side of Brushy Creek Road; thence with said road N. 34-45 E. 109.4 feet to an iron pin; thence continuing with said road N. 35-45 E. 165.14 feet; thence continuing N. 35-45 E. 108.7 feet to an iron pin; thence continuing N. 33-46 E. 19.9 feet to an iron pin; thence turning and running thence N. 48-57 W. 320.1 feet to an iron pin; thence S. 80-57 W. 308.2 feet to an iron pin; thence S. 44-32 W. 334.45 feet to an iron pin; thence S. 4-49 E. 263.51 feet to iron pin the point of beginning.

This is a portion of the property conveyed to mortgagor John J. Stubblefield, Sr. by Charles A. Vaughn, Miriam V. Walker, Ruth V. Jones & Lurline V. Jordan by deed dated April 21, 1980 recorded May 1, 1980 in deed volume 1124 page 994 of the RMC Office for Greenville County. By deed dated 10/17/80 recorded 9/1/81 in deed vol. 1154 page 436, John J. Stubblefield, Sr. conveyed a one-half interest in a small portion of the above tract.

STATE OF SOUTH CAROLINA
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DOCUMENTARY
TAX
\$ 21.00

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.