

MORTGAGE OF REAL ESTATE -

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BOOK 1172 PAGE 793

STATE OF SOUTH CAROLINA) FILED) MORTGAGE OF REAL ESTATE
 COUNTY OF GREENVILLE) GREENVILLE 20 S.C.)
 TO ALL WHOM THESE PRESENTS MAY CONCERN:

APR 20 2 44 PM '83

DONNIE S. WATERSLEY
 R.M.C.

WHEREAS, Jack E. Shaw

(hereinafter referred to as Mortgagor) is well and truly indebted unto Bank of Greer, 304 W. Wade Hampton Blvd., Greer, South Carolina, 29651

previously given
 (hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note ~~which is~~ the terms of which are incorporated herein by reference, in ~~consideration~~ consideration of substitution of collateral on Lots 43 and 44 of Pinnacle Drive - original loan amount ~~XXXXXXXXXXXXXXXXXXXX~~ due and payable is Seventy-Five Thousand and No/100ths (\$75,000.00) Dollars

according to said note

~~XX~~

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 located in the County of Greenville, State of South Carolina, situate, lying and being on the northern side of Warehouse Court, and being more fully described according to a plat entitled "Property of Estate of W. H. Bahan" dated February, 1965, by Dalton & Neves, Engineers, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern corner of the intersection of Warehouse Court with Donnon Road, and running thence with the eastern right-of-way of Donnon Road N. 13-55 W., 141.2 feet to an iron pin on the southern right-of-way of the Southern Railway Company and running thence with the curve of said right-of-way the following courses and distances: N. 82-37 E., 106 feet; N. 80-40 E., 243.3 feet; N. 75-26 E., 130.1 feet; N. 70-02 E., 200 feet to an iron pin, corner of property now or formerly of Plasticbilt Co.; thence with the line of said property S. 18-10 E., 120.2 feet to an iron pin on the northern right-of-way of Warehouse Court; thence with the northern right-of-way of said street the following courses and distances: S. 69-03 W., 199.6 feet to an iron pin; S. 77-27 W., 487.5 feet to the beginning corner.

This being the same property conveyed to the Mortgagor herein by deed dated August 13, 1982, and recorded August 16, 1982 in the RMC Office for Greenville County, in Deed Book 1172 at page 276.

ECIO 3 AP 20 83 001

STATE OF SOUTH CAROLINA
 SOUTH CAROLINA TAX COMMISSION
 DOCUMENTARY STAMP
 TAX \$ 30.00
 APR 20 83

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 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.