

Rt. 3, Box 555 Standing Spgs. Rd., Simposville, SC 29681

MORTGAGE OF REAL ESTATE—Prepared by RILEY AND RILEY, Attorneys at Law, Greenville, S. C. 801 1610 2205811

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE JUN 8 11 32 AM '83

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

DONNE RILEY
R.M.C.

WHEREAS, Shirley G. Weathers

(hereinafter referred to as Mortgagor) is well and truly indebted unto John E. Baskin and Ruby H. Baskin

(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 -----

---NINE THOUSAND SIX HUNDRED NINETY-EIGHT & 37/100-----Dollars (\$ 9,698.37) due and payable

in 180 equal monthly installments of One Hundred Sixteen and 40/100 Dollars (\$116.40) beginning on the first day of July, 1983, and continuing thereafter on the first day of each month until paid in full, the final maturity date being June 1, 1998,

with interest thereon from _____ date _____ at the rate of twelve _____ per centum per annum, to be paid: monthly (12%)

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, containing 2 acres, more or less, being located on the easterly side of Billy Garrett Road and having, according to plat entitled "Property of John E. Baskin", dated July, 1971, prepared by C. O. Riddle, the following metes and bounds, to-wit:

BEGINNIN_ at a point in center of Billy Garrett Road, which point is located S. 86-00 W. 23.16 feet from iron pin on the easterly side of Billy Garrett Road and running thence with the southern and southeasterly edge of proposed road N. 86-00 E., 122.9 feet to an iron pin; thence N. 82-30 E., 50 feet to an iron pin; thence N. 75-30 E. 50 feet to an iron pin; thence N. 68-30 E., 50 feet to an iron pin; thence N. 61-30 E. 50 feet to an iron pin; thence N. 54-30 E., 50 feet to an iron pin; thence leaving proposed road and running S. 34-34 E., 54.8 feet to a point; thence along another tract conveyed to Shirley F. Weathers, S. 20-39 W., 396.7 feet to a point; thence along property of Dunn N. 53-48 W. 328.7 feet to a point in center of Billy Garrett Road, passing over iron pin 25 feet back on line; thence with the center of Billy Garrett Road, N. 10-09 E., 125 feet to the beginning corner.

This is a portion of the same property conveyed to the Mortgagor herein by deed of Jerry F. Weathers dated December 23, 1980 and recorded in the R.M.C. Office for Greenville County, South Carolina, on January 5, 1981 in Deed Volume 1140 at page 163.

This mortgage is second and junior in lien to that mortgage given to First Federal Savings & Loan Association in the original amount of \$19,800.00, recorded August 30, 1971 in Mortgage Book 1204 at page 527.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX 03.88
JUN 8 1983

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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.

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