

FILED
 JUN 10 2 29 PM '83
 DONNIE S. ...
 R.H.C. ...

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, RAYMOND L. EUBANKS AND IRENE EUBANKS

(hereinafter referred to as Mortgagor) is well and truly indebted unto ALICE S. PAYNE

406 Richardson St, Simpsonville, S.C. 29681

(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 TWENTY THREE THOUSAND 00/100-----
 (\$23,000.00)----- Dollars (\$ 23,000.00) due and payable

as per note executed this date or any future modifications, extensions or renewals thereof.

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

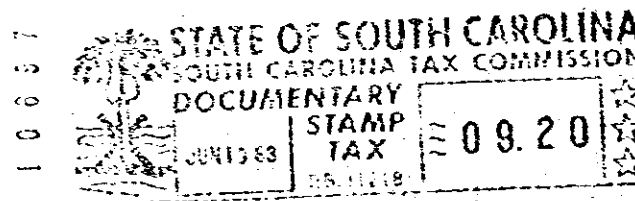
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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 situate, lying and being in Greenville County, South Carolina, on Antioch Church Road and containing 5 acres, more or less, according to a plat prepared for Raymond L. Eubanks by J. L. Montgomery, III, RLS, dated May 28, 1983, and recorded in plat book 9-U, page 14, and having the following metes and bounds to-wit:

Beginning at a nail and cap on Antioch Church Road, joint corner with property of W. R. Payne Estate and running thence N. 4-14 E. 458.2 feet to an iron pin; thence turning and running N. 75-44 W. 547.26 feet to an iron pin; thence turning and running S. 17-50 E. 650.1 feet to a nail and cap in the aforesaid road; thence along said road N. 81-55 E. 210.2 feet to a nail and cap; thence S. 88-46 E. 89.2 feet to a nail and cap, the point of beginning.

This being the same property conveyed to the Mortgagors herein by deed of Alice S. Payne of even date, to be recorded herewith.



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

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