

All that certain lot or tract of land in the County of Greenville, State of South Carolina, being shown in County Block Book as Parcels 161-240.2-1-2 and 161-240.2-1-3 and having the following metes and bounds, to-wit:

BEGINNING on the north side of Easley Bridge Road joint corners of Lots 3 and 4 and runs thence as common line between said lots, N. 30-30 W. 471.5 feet to iron pin; thence N. 74-10 E. 248.7 feet to iron pin; thence S. 30-30 E. 407.6 feet to iron pin on north side of Easley Bridge Road; thence along the northern side of Easley Bridge Road S. 59-30 W. 240 feet to point of beginning.

For Derivation(s) see a Bond for Title dated and recorded May 14, 1976, from Mary Ellen Stargel to Harris D. Oakes, in Deed Book 1036/364. This is a portion of the same property inherited by Mary Ellen Stargel from J. D. Stargel as shown in the Probate Court of Greenville County in File 1348, Apartment 21, and which was originally conveyed to the said J. D. Stargel by deeds recorded in Deed Books 455/107 and 719/475. See also those deeds from Mary Ellen Stargel and Harris D. Oakes recorded simultaneously with this instrument in Deed Book 1198 at Pages 384 and 385

This instrument is made subject to all liens, encumbrances and other matters of record.

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, including mobile homes permanently placed on the premises which are owned by the mortgagor and including fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures, equipment and mobile homes 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 he is lawfully seized of the premises hereinabove described in fee simple absolute, that he 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

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