

BROWN, BYRD, BLAKELY, MASSEY, LEAPHART & SToudenMIRE, P.A., SUITE 15, 1700E NORTHST., GREENVILLE, S.C. 29602

MORTGAGE OF REAL ESTATE

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104 Westchester Rd.
Greenville, S.C. 29615

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE S.C.
JUN 11 1984
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, GEORGE G. HARRY

(hereinafter referred to as Mortgagor) is well and truly indebted unto GEORGE A. CUMBUS

(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 One Thousand Nine Hundred and no/100 Dollars (\$ 21,900.00) due and payable on January 17, 1984, as evidenced by Promissory Note of even date.

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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 Mortgagee 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, consisting of 2.17 acres on Rolling Green Circle, as shown on plat of Freeland & Associates entitled "Rolling Green Part Lot 2 Property of George G. Harry & Regina A. Harry, drawing No. 10175, dated 120683, said plat being recorded in the R.M.C. Office for Greenville County in Plat Book 10-A at Page 72 on the 7 day of Dec, 1983.

BEGINNING at southeastern corner of said lot, being the joint corner of Lot No. 3 and Rolling Green Circle; thence continuing along Rolling Green Circle in a westerly direction S. 85-35 W. 182.37' to the corner of Rolling Green Road and Part Lot 2; thence N. 3-05 E. 467.51'; thence S. 84-02 E. 240.04'; thence S. continuing along Lot No. 3, S. 10-51 W. 435.64' to the point and place of beginning.

This being the same property conveyed to Mortgagor by deed of George A. Cumbus, dated 7 Dec, 1983, and recorded in the R.M.C. Office for Greenville County, S. C. in Deed Book 1262 at Page 17, on 7 Dec, 1983.

This property is conveyed subject to protective covenants recorded in Deed Book 299 at Page 271, aforesaid records.

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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 now or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fastened 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 Mortgagee covenants that it is lawfully seized of the premises hereinafore described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or conveyance the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagee 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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