

MORTGAGE OF REAL ESTATE

VOL 1648 PAGE 361

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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S.C.
JUN 17 1983
R.M.C. OFFICE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Bobby Gene Reid, Jr. and Linda C. Reid

(hereinafter referred to as Mortgagor) is well and truly indebted unto John N. Raines

(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 Twelve Thousand Five Hundred and No/100 (\$12,500.00) Dollars (\$ 12,500.00) due and payable

according to the terms of that certain promissory note of December 21, 1983

with interest thereon from date at the rate of 10% per centum per annum, to be paid:

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 lot of land situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as Lot No. 113 as shown on plat of "Addition to Section 3 of Dunean Mills Subdivision" recorded in Plat Book Z at Page 61, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Wallace Street, corner of Lot No. 114, and running thence with the line of said lot, S. 64-22 E. 151 feet to an iron pin; thence S. 25-38 W. 75 feet to an iron pin, corner of Lot 112; thence with the line of said lot, N. 64-22 W. 151 feet to an iron pin on the eastern side of Wallace Street; thence with said Street N. 25-38 E. 75 feet to the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed from David C. Raines of even date to be recorded herewith in the R.M.C. Office for Greenville County, S.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
RECORDED BY
STAMP
TAX
\$ 05.00

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.

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