

MORTGAGE OF REAL ESTATE

VOL 1889 PAGE 367

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

FILED
GREENVILLE, S.C.
TO ALL WHOM THESE PRESENTS MAY CONCERN.

JUN 26 12 47 PM '84

WHEREAS, DONALD M. SAMPLES and VICKIE W. SAMPLES

(hereinafter referred to as Mortgagor) is well and truly indebted unto MARKLEY A. EDWARDS and AGNES S. EDWARDS

(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 FOURTEEN HUNDRED AND NO/100----- Dollars (\$ 1400.00-----) due and payable

as stated in note of even date herewith.

with interest thereon from date at the rate of 9% per centum per annum, to be paid as stated above.

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, and being shown and designated on a Survey entitled "Property of Mike Samples", made by T. Craig Keith, RLS, dated 1-10-84, and to be recorded herewith in the Greenville County RMC Office in Plat Book 10 S, Page 42. Said Plat is specifically referred to for a more complete property description.

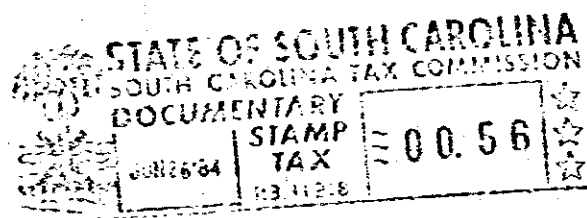
This conveyance is subject to all restrictions, zoning ordinances, setback lines, roadways, easements, rights-of-way of record, if any, affecting the above described property.

DERIVATION: See Deed of C.D. Crain and Sallie Crain dated 13 Aug. 1951 and recorded in Deed Book 440, Page 89. Also see Deed of Markley A. Edwards and Agnes S. Edwards dated June, 1984 to be recorded herewith.

NO TITLE SEARCH.

Mortgagees' Address: Rt. 3, Box 59, Edwards Lake Rd., Greer, S.C. 29651

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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 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

RECORDED

JUN 26 1984