

MORTGAGE OF REAL ESTATE—Office of Wyche, Burgess, Freeman & Parham, P.A. Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }
DOMESTIC R.H.G. MERRISLEY

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

RICKEY M. MERRITT AND RITA R. MERRITT

(hereinafter referred to as Mortgagor) SEND (S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto Opportunity Investment Corporation, a South Carolina corporation, (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 Seventy Five Thousand & no/100 ----- DOLLARS (\$ 75,000.00) with interest thereon from date at the rate of 13.5 per centum per annum, said principal and interest to be repaid as follows:

Principal payable on demand; interest payable monthly commencing August 1, 1984, and to be paid on the first day of each month thereafter until paid in full.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced 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 heirs, successors and assigns the following described piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon:

ALL that piece, parcel or lot of land with all buildings and improvements thereon, situate, lying and being on the southeastern side of Bennington Road in Greenville County, South Carolina being known and designated as Lot No. 77 as shown on a plat entitled CANEBRAKE I, made by Erwright Associates dated August 18, 1975 recorded in the RMC Office for Greenville County, South Carolina in Plat Book 5-P at page 46, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Bennington Road at the joint front corner of lots nos. 76 and 77 and running thence along the common line of said lots, S. 34-44 E., 140.67 feet to an iron pin; thence N. 58-45 E., 85 feet to an iron pin at the joint rear corner of lots nos. 77 and 78; thence N. 28-37 W., 138.71 feet to an iron pin on the southeastern side of Bennington Road; thence with the southeastern side of Bennington Road in a southwesterly direction an arc distance of 100.03 feet to an iron pin, the beginning.

This being the same property conveyed to the Mortgagors herein by deed of Garrett R. and Kerstin M. Codrington dated June 27, 1984, said deed to be recorded herewith.

REC'D
3 JUL 10 84 067

STATE OF SOUTH CAROLINA
DOCUMENTARY STAMP TAX
22.50
JUL 10 1984

4.000000 Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

