

MORTGAGE OF REAL ESTATE

VOL 1872 PAGE 744

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

GREENVILLE  
JUL 19 4 13 PM '84  
MAY 15 1984  
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MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, JAMES O. SLOAN AND RITA J. SLOAN

(hereinafter referred to as Mortgagor) is well and truly indebted unto PERRY O. HOWARD

(hereinafter referred to as Mortgagee) as evidenced by the promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Nineteen Thousand and No/100-----

----- Dollars (\$ 19,000.00 ) due and payable as evidenced by Promissory Note executed by James O. Sloan, Jr. and Debbie Marie Conwell of even date herewith, the terms of which are incorporated herein by reference thereto.

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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 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, the Mortgagee's heirs, 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

ALL that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, on the western side of St. Mark Road and being shown and designated on a plat entitled "Property of James O. Sloan", prepared by John A. Simmons, R.S., dated June 21, 1984, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of St. Mark Road, said iron pin being 393.76 feet south of the joint front corner of the Mortgagors' property and property now or formerly owned by Kendall L. and Yvette S. Young and running thence along the right of way of said Road, S.19-50 E. 152 feet to an iron pin; thence S.70-41 W. 286.99 feet to an iron pin; thence N.19-50 W. 152 feet to an iron pin; thence N.70-41 E. 286.99 feet to an iron pin, the point of beginning.

THIS is a portion of that same property conveyed to the Mortgagors herein by deed of Margaret Grice Welch as Executrix under the Will of John H. McConnell, deceased, recorded in the RMC Office for Greenville County in Deed Book 1058 at Page 427 on June 13, 1977.

THE mailing address of the Mortgagee herein is Route 3, Williams Road, Taylors, South Carolina 29687.

STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY  
STAMP TAX  
JUL 19 1984  
05.70  
FEB 11 1984

10812 9 007 21801

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 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.