

MORTGAGE OF REAL ESTATE

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Stephen H. Perry and Katherine R. Perry

(hereinafter referred to as Mortgagor) is well and truly indebted unto Robert B. Deans, Jr. as Trustee and James C. Parham, Jr., as Co-Trustee

(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 Five Thousand and No/100

Dollars (\$ 25,000.00) due and payable

with interest thereon from date at the rate of Twelve (12%) per centum per annum, to be paid: as provided in said Note

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:

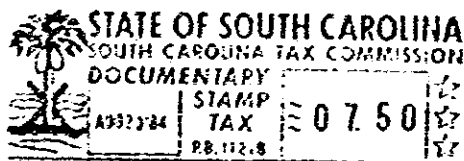
ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville

All that certain piece, parcel or tract of land situate, lying and being in the County of Greenville, State of South Carolina, near the Town of Travelers Rest, being shown as 10.3 acres on survey for Stephen H. Perry and Katherine R. Perry, dated May 11, 1984, prepared by Jeffery M. Plumblee, Inc., and recorded in the RMC Office for Greenville County in Plat Book 10-I at Page 61, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a new iron pin in the right-of-way of Gorze Road and running thence in the right-of-way of Gorze Road, N. 58-29 E., 392.8 feet to an old iron pin; thence continuing in the right-of-way of Gorze Road, N. 57-41 E., 74.9 feet to a new iron pin; thence turning and running along the common boundary of the property conveyed herein and property now or formerly of Deans, as Trustee, et al, S. 35-33 E., 1,075 feet to a new iron pin on a creek; thence turning and running along the creek as the line, being the common boundary of the property conveyed herein and property now or formerly of Harrison, the following courses and distances: S. 38-23 W., 119.1 feet to a new iron pin; S. 20-16 W., 146.5 feet to a nail; S. 12-55 E., 104.1 feet to an old iron pin near a poplar; thence turning and running along the common boundary of the property conveyed herein and property now or formerly of Deans, as Trustee, et al, N. 44-59 W., 696.1 feet to a new iron pin; thence N. 42-29 W., 636.1 feet to the point of beginning.

This being the same property conveyed to the Mortgagor herein by Deed of Robert B. Deans, Jr., as Trustee and James C. Parham, Jr., as Co-Trustee recorded in the RMC Office for Greenville County in Deed Book 1219 at Page 754 on 8/20/84, 1984.

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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 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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