

MORTGAGE OF REAL ESTATE

Address of mortgagees
1060 Fairway St.
Jackson, Miss., 39212

1686 940

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

FILED
OCT 26 11 18 AM '84
DONNELL R.H.O.
S.C. MORTGAGE OF REAL ESTATE
WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Robert C. Grubbs

(hereinafter referred to as Mortgagor) is well and truly indebted unto Leon Emery and Jessie P. Emery

(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 THOUSAND -----

Dollars (\$20,000.00) due and payable

to be paid in 120 equal installments of principal and interest of \$264.31 each, first payment due on the 1st day of November, 1984, and payment on the 1st day of each month thereafter until paid in full, payments first applied to interest and then to principal.

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

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:

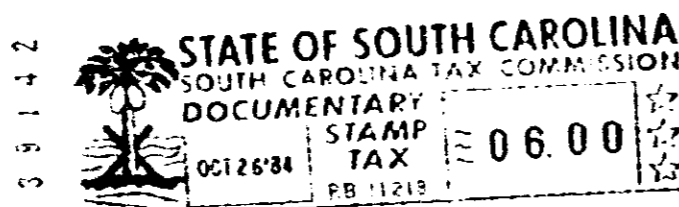
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, Glassy Mountain township, located on the Southern side of Highway No. 11 and being shown on plat of property made for Arnold E & Pauline H. Emery, by Sam. T. Marlowe & Associates, R. L. S., dated Dec. 12, 1978 and having the following courses and distances, to wit:

Beginning at pin on the Southern side of Highway No. 11, in the center of a road that leads off said highway and runs thence with the center of road that leads off Highway No. 11, the following courses and distances, S. 57-00-20 E., 48.52 feet, S. 66-19-25 E., 113.00 feet, S. 57-06 E., 137.42 feet, S. 76-01-20 E., 121.79 feet, N. 52-04-20 E., 310.51 feet to pin in center of said road; thence leaving road and running S. 18-43-20 E., 484.82 feet to pin at corner of G. W. Pittman Estate; thence along said estate S. 68-08 45 W., 1372.79 feet to stone, corner of Glassy Mountain Baptist Church property; thence with said church N. 1-39-55 E., 332.32 feet to stone; thence still with church property N. 67-50 W., 548.92 feet to pin on the southern side of highway No. 11; thence along the southern side of said highway the following courses and distances, N. 78-35-25 E., 41.65 feet to EIR, N. 69-07-50 E., 216.79 feet, to EIR, thence N. 56-38-40 E., 141.02 feet to pin; thence N. 67-40-10 E., 485.58 feet; thence N. 69-37-30 E., 193.51 feet to the beginning corner and containing 19.59 acres, more or less. This is the same conveyed to the within mortgagor by Leon Emery and Jessie P. Emery by deed to be recorded herewith.

This is a purchase money mortgage.

This mortgage cannot be assumed by any other person, without the written consent of the within mortgagees, otherwise the entire amount due shall become due and payable.



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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