

MORTGAGE OF REAL ESTATE

State of South Carolina
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
DEC 5 11 47 AM '75
DONNIE S. TANKERSLEY
R.H.C.

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To All Whom These Presents May Concern:

J. C. Hubert Ivester
the Mortgagor(s), SEND GREETING: hereinafter called

WHEREAS, the said Mortgagor(s) in and by his certain promissory note in writing, of even date with these Presents, is well and truly indebted to BANK OF GREER, GREER, S. C., hereinafter called Mortgagor, in the full and just sum of Fifty-Five Thousand and 00/100 (\$55,000.00) DOLLARS, to be paid in monthly installments of \$ 696.72 commencing on the 15 day of March, 1976 and on the 15 day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not paid sooner, shall be due and payable on the 15 day of February, 1986.

with interest thereon from date at the rate of _____ per centum per annum, to be computed and paid monthly, as stated above, until paid in full, all interest not paid when due to bear interest at the same rate as principal; and if any portion of principal or interest is not paid when due, the whole amount evidenced by said note to become immediately due and payable at the option of the holder hereof, who may sue thereon and foreclose this mortgage; and in case said note shall be placed in the hands of an attorney for suit or collection the Mortgagor(s) agree(s) to pay all costs and expenses, including a reasonable amount as attorneys' fees, this to be added to the mortgage indebtedness, and to be secured with this mortgage as part of said debt.

NOW KNOW ALL MEN, That the said Mortgagor(s), in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Mortgagor according to the terms of the said note, and also in consideration of the further sum of _____ Dollars to the said Mortgagor(s) paid by the said Mortgagor at and before the signing of these Presents, the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said Mortgagor,

ALL that certain piece, parcel and tract of land containing 2.95 acres, more or less (gross), situated lying and being on the southwest side of Fork Shoals Road, and on the north side of 4th Avenue Extension near the Community of Greer, in the County of Greenville, State of South Carolina and having, according to a survey of property of W. Lua and Helen L. Henderson made by C. O. Biddle, R.S. 1347 under date of July 11, 1975, the following metes and bounds:

BEGINNING at an iron pin on the south side of Fork Shoals Road corner with property now or formerly of Sadie S. Porter and running thence along and with the south side of Fork Shoals Road the following courses and distances: S. 60-50 E. 187.2 feet; S. 58-41 E. 98.2 feet; S. 56-41 E. 101.2 feet; S. 54-19 E. 98.6 feet; S. 51-44 E. 98.2 feet; S. 49-06 E. 98.8 feet; and S. 46-34 E. 84.6 feet to an iron pin at intersection at 4th Avenue Extension thence S. 25-54 W. 30.45 feet to an iron pin; thence S. 17-10 W. 33.3 feet to a nail and cap in or near the center of 4th Avenue Extension and running thence with 4th Avenue Extension the following courses and distances: N. 82-44 W. 118.15 feet to a nail and cap; N. 79-51 W. 200 feet to a nail and cap and S. 89-29 W. 268.6 feet; thence leaving 4th Avenue Extension and running thence N. 60-10 E. 167.2 feet to a C.I. Mon. corner with property now or formerly of Sadie S. Porter, thence along and with said property line

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