P. O. Box 708 Greer S.C. 29651

MORTGAGE OF REAL ESTATE

BOOK 1407 PAGE 784

State of South Carolina

COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
'75 22 12 10 PM '75
DONNIE S. TANKERSLEY
R.M.C.

To All Whom These Presents May Concern:

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

WHEREAS, the said Mortgagor(s) in and by my certain promissory note in writing, of even date with these Presents, I am well and truly indebted to BANK OF GREER, GREER, S. C., hereinafter called Mortgagee, in the full and just sum of

---Fifty-five Thousand and no/100ths ($55,000.00)---------- DOLLARS,

to be paid in 180 equal monthly installments of $557.86 commencing September 19, 1977, and on the 19 day of each month thereafter until paid in full, except if not sooner paid, the final payment is due and payable August 19 1992 with interest thereon from date at the rate of nine per centum per annum, to be computed and paid monthly 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 be at any time past due and unpaid, the whole amount evidenced by said note to become immediately due, at the option of the holder hereof, who may sue thereon and foreclose this mortgage; and in case said note should 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 under this mortgage as a 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 Mortgagee according to the terms of the said note, and also in consideration of the further sum of Three Dollars to the said Mortgagor(s) paid by the said Mortgagee at and before the signing of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said Mortgagee,

ALL that certain piece, parcel and tract of land containing 2.95 acres, more of less (gross) situate, lying and being on the southwest side of Fork Shoals Road and on the north side of 4th Avenue Extention near the Community of Conestee in the County of Greenville, State of South Carolina and having, according to a survey of property of Lua and Helen L. Henderson made by C. O. Riddle, RLS, 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. Portion 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 CI.Mon. corner with property now or formerly of Sadie S. Porter, thence along and with said property line to the point and place of beginning.

DERIVATION: See deed of Custom Woodcraft Company, Incorporated to J. C Hubert Ivester as recorded December 5, 1975 in Deed Book 1028 at Page 188 in the R.M.C. Office for Greenville County, South Carolina.

DOCUMENTARY STAMP TAX 22.00

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