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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS,

I, WAYNE PRESTON

thereinafter referred to as Mortgagor) is well and truly indebted unto

VICKI SUSAN SMITH DEAN,

(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

THIRTY THOUSAND FIVE HUNDRED & NO/100 ----- Dollars (\$ 30,500.00) due and payable

Per terms of note of even date herewith.

with interest thereon from

at the rate of

per centum per annum, to be paid:

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, and lying to the south of Blacks Drive, according to a plat prepared for Gene Smith by R. Jay Cooper, P.E., January 30, 1978, and being 6.62 acres, more or less, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point in Blacks Drive at the joint corner of the instant property and other property formerly owned by Marcus Dee Smith and running thence S. 17-05-24 E., 848.86-feet to a point; thence S. 70-39-24 W., 342.18-feet to a point; thence N. 16-56-49 W. 249.98-feet to a point; thence N. 17-05-53 W., 175.74-feet to a point; thence N. 17-13-38 W., 69.95-feet to a point; thence N. 17-05-53 W., 346.24-feet to a point in Blacks Drive, thence along Blacks Drive N. 69-29-27 E., 342.18-feet to the point of beginning.

This being the same property conveyed to the mortgagor by deed of mortgagee or even date herewith; and being conveyed to mortgagee from Marcus Eugene Smith as recorded in the R.M.C. Office for Greenville County in Deed Book 1082, at Page 391, on 341 5,1975

LESS, HOWEVER, portion of the above described property and being described, as follows: BEGINNING at a point along the northeastern edge of the above described property at a point S. 17-05-14 E., 340.67-feet from the joint front corner of the above property and the 6.97 acre adjacent tract; and running thence S. 17-05-14 E. 255-feet to a point; thence S. 70-43 W. 171.10-feet to a point; thence N. 17-04 W. 255-feet to a point; thence N. 70-43 E. 171.02-feet to the point of beginning.

Mortgagee will release one acre of land for each \$6,500.00 paid by mortgagor after date of closing.

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.

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