Q+8, Bx 484, Jun 30. 29651

STATE OF SOUTH CAROLING PT - . FE ED COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

20 1458 PAGE 454

S SE PH 180 ALL WHOM THESE PRESENTS MAY CONCERN:

Richard J. Ross and Ruby C. Ross

(hereinafter referred to as Mortgagor) is well and truly indebted unto R. W. Ross

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's premissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Eight Thousand and No/100ths-----______Deltars (\$,000.00) due and payable

Eighty and No/100ths (\$80.00) Dollars beginning May 15, 1980 and Eighty and No/100ths (\$80.00) Dollars the 15th of each month thereafter until paid in full.

no interest

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 texts, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid cabt, 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 fruly gaid 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 ail improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Butler Township, approximately seven (7) miles east of the City of Greenville and being shown on a plat of the property of Richard J. Ross and Ruby C. Ross prepared by J. L. Montgomery dated the 21st day of February, 1980 and recorded in the R.M.C. Office for Greenville County, South Carolina in Plat and having according to said plat and a plat of at Page the property of Richard J. Ross recorded in Plat Book 5G at Page 115, the following metes and bounds, to-wit:

BEGINNING at a point in the center of New Boiling Springs Road which point is the joint front corner of property of the grantor and property of the grantee as shown on Plat Book 5G at Page 115 and running thence N. 74-01 W. 436.0 feet to an iron pin; thence S. 25-48 E. 150 feet to an iron pin; thence S. 74-01 W. 108.5 feet to an iron pin; thence S. 22-08 E. 277.5 feet to an iron pin; thence N. 74-01 E. 562.5 feet to a point in New Boiling Springs Road; thence along New Boiling Springs Road N. 25-48 W. 130 feet to the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of even date.

Together with all and singular rights, members, herditaments, and appurtegences to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had thereform, 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 sexcept as provided herein. The Mortgagor further covenants to war rant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomspever fawfully claiming the same or any part thereof.

The same of the sa