LAW OFFICES OF BRISSEY, LATHAN, FAYESOUX, SMITH & BARBARE, P.A., GREENVILLE, SOUTH CAROLINA GREEN, FOO.S.C. 200:1554 PARES 91 MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

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ROBERT W. STEPHENS, WHEREAS,

C.E. ROBINSON, JR., AS TRUSTEE OF THE ESTATE thereinafter referred to as Mortgagor) is well and truly indebted unto B.N. McGEE UNDER DEED

(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

-- Dollars (\$10,000.00 Ten Thousand and No/100-----) due and payable according to the terms of the promissory note executed herewith.

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SS-CANCEL SEVERY SOCIETY

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 Mortgagoe at any time for advances made to or for his account by the Mortgagoe, 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 scaling 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's heirs, successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or bereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in the Chick Springs Township, being known and designated as the northern portion of Lot No. 2 according to a plat of "Property of Eva T. Smith prepared by W.A. Hester, L.S., April 2, 1940 and recorded in the R.M.C. Office for Greenville County in Plat Book I at Page 152, and having such metes and bounds as follows, to-wit:

BEGINNING at an iron pin on the east side of Hall Road, joint front corner of Lots 1 and 2, and running thence with the joint line of said lots, S. 70-00 E.. 160 feet to an iron pin; thence with the rear line of Lot No. 2, S. 24-00 W., 50 feet to a point, said point being 176.2 feet north of the joint rear corner of Lots 2 and 3; thence along a new line, N. 70-00 W., 155 feet, more or less, to a point on the east side of Hall Road; thence with Hall Road, in a northeasterly direction, 50 feet, more or less, to the beginning corner.

This conveyance is subject to all easements, zoning ordinances, rights-of-way, or restrictions of record and/or existing on the ground.

This is the same property as that conveyed to the Mortgagor herein by Deed of Milton M. Shockley, Jr., recorded in the R.M.C. Office for Greenville County on even date herewith.

Mortgagee's address: 600 East Washington Street Greenville, South Carolina 29602

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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.

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TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that is 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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