LAW OFFICES OF THOMAS C. BRIGGEY, PALEO MORTCAGE OF REAL ESTATE

800x 1579 FASE 450

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

SEP | 2 26 PH '82 MORTGAGE OF REAL ESTATE

DONNIE STANKERSLEY

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS.

James F. Christian and Sylvia A. Smith

(hereinafter referred to as Mortgagor) is well and truly indebted unto

Kenneth W. Van Stone and Janene G.

(hereinaster 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 Eight Thousand and No/100

Dollars (\$ 8,000.00) due and payable

as set out in promissory note of even date

PRINTER STATE AND A STATE OF THE STATE OF TH

XXXXXXXXX

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, the Mortgagee's heirs, 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, being shown and designated as Lot 4 on a

Plat of Extension of Morningside Subdivision, recorded in the RMC Office for Greenvi-le County in Plat Book FF, at Page 306, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the western side of Richbourg Road, joint front corner of Lots 3 and 4, and running thence with the common line of said lots, S. 67-20 W., 230 feet to an iron pin; thence with the rear line of Lot 4, N. 22-40 W. 115 feet to an iron pin, joint rear corner of Lots 4 and 5; thence with the common line of said lots, N. 67-20 E. 227.7 feet to an iron pin on the western side of Richbourg Road; thence with Richbourg Road, S. 25-05 E., 50.4 feet; thence continuing with said Road, S. 22-50 E. 64.6 feet to an iron pin, the point of beginning.

This being the same property conveyed to Mortgagors by deed of Kenneth W. Van Stone and Janene G. Van Stone of even date to be recorded herewith.

Mortgagee's Address: 16 Hoxeyber Lane
Taylors, SC 29687

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 beirs, 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 Mortgagoe forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

- SANTON CONTRACTOR