STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

VOL 1680 SAGE 746

TO ALL WHOM THESE PRESENTS MAY CONCERN:

DENNIS C. GILCHRIST-----WHEREAS.

thereinafter referred to as Mortgagor) is well and truly indebted unto UESSE L. HELMS, JR . ------4 phiretian Court, strumille, SC 09615

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date Lerewith, the terms of which are incorporated herein by reference, in the sum of Sixteen Thousand Five Hundred and No/100----

as provided in said note

date with interest thereon from

at the rate of

per centum per annum, to be paid: as provided in 11%

in said note.

WHEREAS, the Mortgagor may bereafter 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 Mortgagoe at and before the sealing and delivery of these presents, the receipt whereof is hearby acknowledged, has trusted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

ALL that piece, parcel or lot of land containing 1.78 acres, more

or less, situate, lying and being on the Northeastern side of Montverde Drive in Chicksprings Township, on Paris Mountain, Greenville County, South Carolina, being shown and designated as Lot No. 5 on a plat of Montverde Development, made by C. O. Riddle, Surveyor, dated July, 1956, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book KK at Page 102B (said plat having been incorrectly referred to in the deed from Ottis R. Causey and Calista E. Causey to the Grantor herein, recorded in the Greenville County RMC Office in Deed Book 972 at Page 41, as being recorded in Plat Book KK at Page 107), and having, according to a more recent plat thereof entitled "Survey for Dennis C. Gilchrist, dated August 28, 1984, prepared by C. O. Riddle, S.C. Reg. L.S., recorded in the Greenville County RMC Office in Plat Book JO-X at Page 6, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northern side of Montverde Drive at the intersection thereof with Maruca Drive and running thence along the Northeastern side of Montverde Drive, the following courses and distances: Π . 74-10 Π ., 109.86 feet to a point; Π . 56-07 W., 79.48 feet to a point; N. 26-23 W., 88.4 feet to a point; N. 14-35 W., 129.25 feet to a point; N. 22-34 W., 106.5 feet to a point; and N. 30-28 W., 64.82 feet to an iron pin; thence along the line of Lot No. 6, Montverde Estates. S. 63-05 E., 188.16 feet to an old iron pin; thence running along the line of property now or formerly owned by Dessie A. and Ruby K. Mauk, S. 63-23 E., 232.66 feet to an old iron pin on Maruca Drive; thence along the Western side of Maruca Drive S. 15-39 W., 98.21 feet to a point; thence continuing along said Drive S. $08-46~\mathrm{W}_{\odot}$, 39.71 feet to a point; thence continuing along said Drive S. 01-27 W., 59.6 feet to a point; thence continuing along said Drive S. 08-27 W., 39.98 feet to a point; thence with the curve of the intersection of Maruca Drive with Montverde Drive, the chord of which is S. 60-50 W., 21.2 feet to an iron pin, the point and place of beginning.

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Together with all and an other nights, natishers, hereditaments, and appurtenances to the same belonging in any way incident or appertising, and all of the resits, issues, and profits which may arise or be had therefrom, and including all heating plumbing, and lighting futures now or hereafter attacked, connected, or fitted thereto in any manner, it heating the intention of the parties hereto that all such futures and equipment, other than the usual household furniture, be crossletted a part of the real estate

TO HAVE AND TO HOLD, all and say gither the said premises into the Mortgagiee, its heirs, successors and assigns, forever

The Manager a community that it is lawfully secred of the premises heureinabove described in fee simple absolute, that it has good right and in lawfully authorized to sell, couvey or encueder the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Martgagor further coverants to warrant and forever defend all and singular the said gremises unto the Martgagor forever, from and against the Mortgages and all persons wh ansocrete heafully claiming the same or any part thereof.