

FILED GREENVILLE CO. S. C.

MAR 30 10 02 AM '78

DOHNIE S. TANKERSLEY R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

WHEREAS, we, William B. Quartrone and Barbara M. Quartrone

hereinafter referred to as Mortgagor) is well and truly indebted unto William B. Ward and Blanche Betty Ward

(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

Twenty-Six Thousand, One Hundred and No/100 - - - Dollars \$26,100.00 due and payable

at the rate of \$150.00 per month, commencing SIX (6) MONTHS from date and continuing at the rate of \$150.00 per month until paid in full, with the right to anticipate the whole amount or any part thereof at any time

with interest thereon from ----- at the rate of NONE 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 Mortgagee 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 being near River Falls and having, according to plat thereof prepared by J. C. Hill, L.S., April 3, 1956, the following metes and bounds, to wit:

BEGINNING at iron pin on the North side of Gap Creek, which point is 464.8 feet East of the intersection of said road with Jones Gap Road and which point is joint front corner of Lots 1 and 2; thence along line of Lot 2, N. 20 East 176.3 feet to iron pin on South bank of Middle Saluda River; thence continuing along same course 20 feet, more or less, to point in center of said river; thence down center of said river, 168 feet, more or less in a Southeasterly direction to point in center of said river where Gap Creek intersects said river; thence in a Southwesterly direction to iron pin near South Bank of Middle Saluda River; thence S. 52-15 West along edge of Gap Creek Road 92.0 feet to iron pin; thence still along North edge of said road, S. 83-40 West 119.8 feet to point of beginning.

This being the identical property conveyed to the Mortgagors herein by deed of William B. Ward and Blanche Betty Ward of even date and recorded simultaneously with the mortgage.

GCTO --- 1 MAR 30 78 1241

RECORDED
SOUTH CAROLINA
DEPARTMENT OF REVENUE
STAMP TAX \$ 10.44
1978

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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