

1402 PETTIGRU STREET  
GREENVILLE  
S.C.  
1448 120

GREENVILLE CO. S.C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

3 2 58

MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, JOHN R. STEELE

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

THREATT ENTERPRISES, INC.

(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 Seven Thousand One Hundred Twenty Five and No/100

Dollars (\$ 7,125.00 ) due and payable

in three (3) annual equal installments with first payment being due October 2, 1979, second payment being due October 2, 1980, and the third payment being due October 2, 1981;

with interest thereon from date at the rate of eight per centum per annum, to be paid: annually

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, 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, situate on the southern side of Five Oaks Drive and on the western side of Batesville Road, being shown as Lot No. 1 on a plat of Batesville Forest Subdivision, Section One prepared by Freeland and Associates dated January 13, 1978, and recorded in Plat Book 6-H, Page 46 in the R.M.C. Office for Greenville County and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Five Oaks Drive at the joint front corner of Lots 1 and 2 and running thence with Lot 2, S. 2-30 W., 360.8 feet to an iron pin at the joint rear corner of Lots 1 and 2; thence S. 87-20 E., 301.6 feet to an iron pin on the western side of Batesville Road; thence with said Road N. 2-50 E., 336.7 feet to an iron pin; thence N. 42-49 W., 35.53 feet to an iron pin on Five Oaks Drive; thence with said Drive N. 87-30 W., 278.3 feet to the point of beginning.

This is the same property conveyed to the grantor by deed of Threatt Enterprises, Inc. recorded in the R.M.C. Office for Greenville County simultaneously herewith.

THIS IS A PURCHASE MONEY MORTGAGE.

STATE OF SOUTH CAROLINA  
GREENVILLE COUNTY  
RECORDS & CLERK  
STAMP TAX  
02.30  
FEB. 11 1979

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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.

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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