

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S.C.
OCT 20 1 01 PM '78
DANNIE B. TANKERSLEY

MORTGAGE OF REAL ESTATE

ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Ray L. Gahagan and Betty S. Gahagan

(hereinafter referred to as Mortgagor) is well and truly indebted unto
The Bank of Greer

(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 Ten Thousand and no/100 -----Dollars

Dollars (\$ 10,000.00) due and payable
in 120 consecutive monthly installments of \$126.68 dollars each for principal and interest beginning on the 5th day of December, 1978, and on the 5th day of each month thereafter until paid in full, except that if not paid sooner, the final installment of principal and interest shall be due and payable November 5, 1988.

with interest thereon from date at the rate of 9.0 per centum per annum, to be paid:

as stated above

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, Chick Springs Township, about one mile West of Pleasant Grove Baptist Church, lying on the South side of Gibbs Shoals Road, being bounded on the North by the said road, on the East by lands now or formerly of Oles Hiott, on the South by lands of Clarence Nichols and on the West by other lands of myself, (Polly Baughcome) and being a part of the same land conveyed to Polly Baughcome by deed recorded in the office of the R. M. C. for Greenville County in Deed Book 863 at page 490, and having the following courses and distances, to-wit:

BEGINNING on a nail and cap in the center of said Gibbs Shoals Road, joint corner of the Oles Hiott land, and runs thence with the center of the road, S. 52-58 W. 105 feet to a bend; thence S. 45-37 W. 100 feet to a nail and cap in the center of the road; thence S. 41-18 W. 11 feet to a new nail and cap in the said road; thence a new line, S. 33-18 E. 18 feet to an iron pin on the South bank of the road, then continuing with the same course for a total distance of 336.7 feet to an iron pin on the Nichols line; thence with the common line of Nichols and of this lot, N. 37-13 E. 210 feet to an old iron pin, Oles Hiott corner thence with the common line of Hiott and of this lot, N. 30-17 W. 296 feet to the beginning corner, containing one and fifty one-hundredths (1.51) acres, more or less.

DERIVATION: See deed of Polly Baughcome to Ray L. Gahagan and Betty S. Gahagan recorded December 2, 1976, in deed book 1047 at page 321 in the R. M. C. office for Greenville County.

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STATE OF SOUTH CAROLINA
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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 such 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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