

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

ORIGINAL FILED
JUL 31 2 35 PM '79
DONNIE S. LANKERSLEY
R.H.C.

mortgagee: 532 Sulphur Springs Rd.
Greenville, S.C. 29611

MORTGAGE OF REAL ESTATE

V. 14 (5) P. 302

WHOM THESE PRESENTS MAY CONCERN:

WHEREAS,

DENNIS C. ROSS AND ELAINE S. ROSS

(hereinafter referred to as Mortgagor) is well and truly indebted unto GEORGE I. WIKE, JR. AND PAUL E. PROFFITT, JR.

(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

TWO THOUSAND FIVE HUNDRED AND 00/100----- Dollars (\$2,500.00) due and payable

IN FORTY-EIGHT (48) MONTHLY INSTALLMENTS OF \$64.62 EACH;
FIRST PAYMENT TO BE DUE AND PAYABLE SEPTEMBER 1, 1979
AND DUE ON THE SAME DAY OF EACH MONTH THEREAFTER UNTIL PAID IN FULL:

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

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,

shown as 2.510 acres, more or less on a plat prepared for "Dennis C. Ross and Elaine S. Ross" dated July, 1979, prepared by Webb Surveying and Mapping Co., recorded in Plat Book _____ at page _____, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at joint corner of 2.510 acre tract and property now or formerly of Hester, near Fork Shoals Road and running thence N. 6-09 E., 413.53 feet to an iron pin; thence turning and running N. 88-15 E., 266.37 feet to an iron pin; thence turning and running S. 6-30 W., 402.59 feet to an nail cap on the line of ingress and egress easement; thence running with said easement, S. 79-59 W., 168.0 feet to an old naip and cap; thence continuing N. 84-18 W., 100.0 feet to an iron pin, being the point of beginning.

Being the same property conveyed to the mortgagors herein by deed of George I. Wike, Jr. and Paul E. Proffitt, Jr., to be recorded of even date herewith.

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX
\$01.00

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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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