

MORTGAGE OF REAL ESTATE -

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
SEP 7 3 28 PM '79
DONNIE L. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

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TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, JOHNNY R. STONE AND CYNDI STONE

(hereinafter referred to as Mortgagor) is well and truly indebted unto THOMAS M. HUGHES AND PATRICIA HUGHES

(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 FIVE HUNDRED AND NO/100-----

Dollars (\$ 10,500.00) due and payable

AS STATED IN NOTE.

with interest thereon from _____ at the rate of _____ 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 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, and being approximately 3.64 acres, more or less, on the Northern side of Blue Ridge Road as shown on plat of property prepared by Carolina Surveying Company on June 1, 1979 and having, according to said plat, metes and bounds, to-wit:

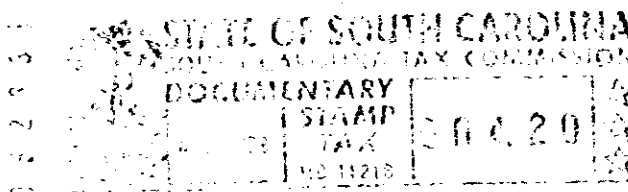
BEGINNING at a point in the center of Blue Ridge Road at the joint front corner of property herein and property now or formerly of B. N. Holt and others, said point located approximately 1,259.4 feet in an Easterly direction from U. S. Highway 25 and running thence N. 3-45 E. 300 feet to an iron pin, corner of property conveyed herein and other property of the Grantees; thence turning and running along line of other property of the Grantees, S. 75-38 E. 176.3 feet; thence continuing along said common line, S. 67-46 E. 180.5 feet to an iron pin; thence continuing along said line, S. 59-18 E. 181.1 feet to an iron pin; thence turning and running along a new line of property conveyed herein and other property of Grantees, S. 14-30 W. 314.2 feet to a spike in the center of Blue Ridge Road; thence turning and running along Blue Ridge Road, N. 58-20 W. 144 feet to a point; thence continuing with said Road, N. 65-45 W. 200 feet to a point; thence N. 75-40 W. 135.6 feet to the point of beginning.

This being the same property acquired by the Mortgagors herein by deed of Thomas M. Hughes and Patricia Hughes of even date to be recorded herewith.

MORTGAGEES' MAILING ADDRESS: 310 Cardinal Drive
Taylors, S. C. 29687

IRS per Donnie C.S.
Seller hereby agrees to release all or any part of above said property at \$4000.00 per acre at any time.

GCTO --- 1 SE 7 79 759



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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