

MORTGAGE OF REAL ESTATE -

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GREENVILLE CO. S.C.

BOOK 1490 PAGE 654

STATE OF SOUTH CAROLINA

COUNTY OF Greenville

NOV 29 2 48 PM '79
JOHN W. WALKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN November 29, 1979

WHEREAS, James E. Minick and Kay E. Minick

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

FIRST FEDERAL SAVINGS & LOAN ASSOCIATION OF HENDERSONVILLE, NC

(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

EIGHT THOUSAND FIVE HUNDRED AND NO/100----- Dollars (\$ 8,500.00) due and payable

with interest thereon from date at the rate of Thirteen per centum per annum, to be paid: \$142.87, per month, BEGINNING 12/1/79

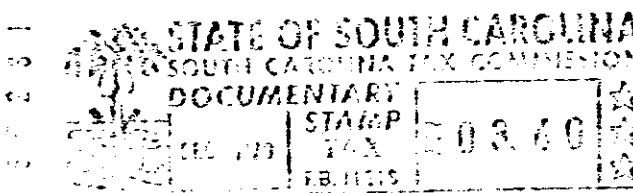
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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

All that piece, parcel or lot of land situate, lying and being in Cleveland Township, Greenville County, South Carolina, containing 21 acres, more or less, and according to plat of property of J. B. Beddingfield by Tom Justice, March, 1955, recorded in Plat Book FF at page 283, having the following metes and bounds, to-wit:

BEGINNING on a persimmon on the west bank of Bailey or Flat Branch, the northwest corner of the above referred to tract and also the corner of the Ed Hunt property, and running with the Ed Hunt line, S. 30-50 E. 806 feet crossing the present Gap Creek Road to an iron pin in the center of the old Gap Creek Road; thence with the old road, S. 47 W. 400 feet to a point where the old road intersects the southern margin of the paving of the new Gap Creek Road; thence with the center of the new road S. 52-35 W. 807 feet to where the old road left the new highway location; thence with the old road S. 82 W. 72 feet to the center of Bailey or Flat Branch; thence up the center of same nine calls as follows: N. 28 W. 120 feet; N. 48 E. 100 feet; N. 9 W. 80 feet; N. 54 W. 93 feet; N. 17 W. 100 feet; N. 12 E. 190 feet; N. 1 W. 106 feet; N. 24 W. 70 feet; N. 2 E. 190 feet to the BEGINNING.



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Derivation: William E Redden, et al, Deed Book 1050, Page 668, recorded February 7, 1977.

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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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