

GREENVILLE CO. S. C. Charles W. Eaton, 652 Arlington Road, Greer, S.C. 29651

title not exam. STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

RECORDED 10 50 AM '80 DONNIE TANNERSLEY R.M.C.

MORTGAGE OF REAL ESTATE

BOOK 1492 PAGE 410

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, we, John L. Stratton and Margret Stratton

(hereinafter referred to as Mortgagor) is well and truly indebted unto Charles W. Eaton and Thelma Mae Eaton

(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 ---Six Thousand Five Hundred Eighty Five and NO/100---

Dollars (\$ 6,585.00) due and payable

in monthly installments of \$100.00 per month, first payment due thirty (30) days from date and to continue on the same day of each and every month thereafter until paid in full,

with interest thereon from date at the rate of -nine- per centum per annum, to be paid: annually on the unpaid balance

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, in O'Neal Township, being shown as 3.1 acres, more or less, by survey and plat entitled "Property of John L. & Margret Stratton" prepared by Gould & Assoc., dated 8-29-79, said plat to be recorded, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at RR Spike in center of relocated county road, and runs thence S. 17-50 E. 230.4 feet to a point; thence continuing on same line, S. 17-50 E. 278.4 feet to old iron pin; thence continuing S. 18-37 E. 298.2 feet to old iron pin; thence as rear line, S. 72-11 W. 142.5 feet to old iron pin; thence N. 39-01 W. 452.3 feet to old iron pin; thence N. 23-38 W. 104.0 feet to old iron pin, back corner with lands of Pearce; thence along Pearce rear line, N. 63-44 E. 195.45 feet to old iron pin; thence along side line of Pearce, N. 26-08 W. 200 feet to RR Spike in center of said road; thence with center of said road; N. 60-45 E. 153.7 feet to RR Spike, the beginning corner.

This conveyance is subject to all restrictions, easements, reights of way, roadways and zoning ordinances of record, on the recorded plats or on the premisses.

This is that same property conveyed to mortgagors by deed of James A. St. John to be recorded herewith.

GCTO --- 1 JA0280 1310

STATE OF SOUTH CAROLINA DOCUMENTARY STAMP TAX \$ 02.64

Together with all and singular rights, members, herditaments, 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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