

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

FILED
GREENVILLE CO. S. C.
SEP 15 1 16 PM '80
DONNIE S. TANKERSLEY
R.M.C.

WHEREAS, I, SAMMY RAY KAY,

(hereinafter referred to as Mortgagor) is well and truly indebted unto MAGGIE SEAY & ERNEST SEAY

(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 AND NO/100 Dollars (\$8,000.00) due and payable

\$100.00 per month with right to pay full amount at any time

no interest thereon from at the rate of 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, Bates Township, containing one (1) acre, more or less, and having the following metes and bounds:

BEGINNING at point on right of way of Highway 414 and running S. 81.45 E. 420 feet to iron pin; thence S. 19 W. 105 feet to iron pin; thence N. 81.45 W. 420 feet to iron pin on right of way #414; thence along said highway N. 19 E. 105 feet to beginning corner.

ALSO: ALL that piece, parcel or lot of land with all improvements thereon situate, lying and being in Bates Township, Greenville County, State of South Carolina, containing 0.25 acre, more or less, and having the following metes and bounds:

BEGINNING on point in Highway 414 with pin set on East side of said road and running thence S. 81.45 E. 239 feet to stake in branch; thence up said branch S. 8.00 W. 70 feet to stake in branch; thence N. 68.00 W. 251 feet to point in above said road; thence with said road N. 19 E. 19 feet to beginning corner.

These being same properties conveyed to the Mortgagor herein by deed of Maggie Seay of even date herewith and recorded in the RMC Office for Greenville County simultaneously herewith.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX
03.20
SEP 15 1980

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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