

Address of Mortgagee: C/O Verlon Davis

Route 3

Inman, S. C. 29349

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

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TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Baylus H. Monroe and Betty Monroe

(hereinafter referred to as Mortgagor) is well and truly indebted unto Margaret Bishop, Verlon Davis and Clyde Davis

(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

Twelve Thousand Six Hundred and no/100-----Dollars (\$12,600.00) due and payable in monthly installments of One Hundred (\$100.00) each, beginning one (1) month from date, and continuing each month thereafter until paid in full

with interest thereon from date at the rate of 8% per centum per annum, to be paid: included in above payment

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 the corporate limits of the City of Greer, S. C. being known and designated as Lots 16, 18 and a portion of Lot 15 of the W. C. Smith property and more recently as shown on a plat of property of "BAYLUS H. AND BETTY MONROE" prepared by John A. Simmons, RLS, on October 26, 1981; and according to said plat as having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the bank of Snow Street, joint front corner of Lots 18 and 20, running thence up the bank of Snow Street, N. 68-11 W. 65 feet to a railroad spike; thence N. 63-11 W. 70 feet to a railroad spike and continuing along said course, N. 63-11 W. 16.7 feet to a railroad spike, thence along the old line of Lot 15, N. 31-38 E. 180.2 feet to a point on the boundary of Lot 14, thence S. 60-47 E. 4.5 feet to an iron pin; thence S. 60-47 E. 72.9 feet to an iron pin; thence S. 61-19 E. 27.5 feet to an iron pin; thence S. 21-51 W. 170.5 feet to the point of beginning.

This is the identical property conveyed to Baylus H. Monroe and Betty Monroe by deed of Margaret Bishop, Verlon Davis and Clyde Davis on November 19, 1981 recorded JANUARY 26, 1982 in Deed Book 1161 at page 407 in the R.M.C. Office for Greenville County.

STATE OF SOUTH CAROLINA
DOCUMENTARY STAMP
JAN 26 1982

420 8 19291801

No title examination

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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