

MORTGAGE OF REAL ESTATE -

BOOK 1508 PAGE 33

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

FILED
CO. S. C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

MAR 10 12 40 PM '82
JUNIOR R.M.C.

WHEREAS, P. H. MOORE JUNIOR and JAMES W. CAMPBELL

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

(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 One hundred forty-two thousand and no/100-----

----- Dollars (\$ 142,000.00) due and payable in sixty (60) consecutive monthly installments of Three thousand five hundred sixty-seven and 37/100 (\$3,567.37) Dollars each, due and payable on the fifth day of each month, commencing August 5, 1982,

with interest thereon from _____ at the rate of 17.5% 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, in Butler Township, lying and being on the western side of East Butler Road (also known as the Mauldin-Pelham Road), near the town of Mauldin, being shown and designated as the lot entitled "Don Gaines" on a plat of a survey for Tom Hughes and Don Gaines made by Carolina Engineering and Surveying Company dated March 31, 1970 recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 4-E at Page 33 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of East Butler Road at the corner of property now or formerly owned by Lottie G. Verdin, and running thence along the western side of East Butler Road, S. 30-40 W. 188.8 feet to an iron pin at the corner of a drive; thence along the northern side of said drive, N. 69-30 W. 210 feet to an iron pin; thence along the line of property now or formerly owned by Leroy Couch and Martha Couch, N. 22-02 E. 183.6 feet to an iron pin on Verdin's line; thence along the line of property now or formerly owned by Lottie G. Verdin, S. 69-30 E. 251.3 feet to an iron pin, the point of beginning.

ALSO: ALL that piece, parcel or lot of land situate, lying and being off the wasterly side of East Butler Road in Greenville County, South Carolina adjoining the above-described property being shown on a plat entitled PROPERTY OF ROY THOMAS COUCH AND MARTHA COUCH made by Dalton & Neves, Engineers, dated November, 1977, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 6J at Page 48, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an old iron pin on the northeastern side of the road right of way of South Carolina Dept. of Highways and Public Transportation at the corner of property now or formerly owned by Don and Gail Gaines which iron pin is 403.15 feet in a westerly direction from the west side of East Butler Road and running thence along the Gaines line N. 22-02 E. 183.2 feet to an iron pin on the line of property now or formerly owned by Lottie G. Verdin; thence with the Verdin line, N. 69-30 W. 135.65 feet to an iron pin on the eastern side of a road right of way of S.C. Dept. of Highways and Public Transportation; thence with said right of way S. 20-25 W. 158.45 feet to an iron pin; thence with the curve of said right of way the chord of which is S. 24-36 E. 35.3 feet to an iron pin; thence continuing with said right of way S. 69-37 E. 105.55 feet to an iron pin, the point of beginning.

DERIVATION: This being the same property conveyed to the mortgagor herein by virtue of a deed from Don Gaines recorded in the R.M.C. Office for Greenville County in Deed Book 1160 at Page 540 on January 5, 1982.

Bank of Greer
P. O. Drawer 708, Main Office
Greer, South Carolina 29651

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
MAY 10 1982

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.

0053

4328 RV-20