

MORTGAGE OF REAL ESTATE -

BOOK 1567 PAGE 895

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE S.C.
11 10 AM '82
DONNIE B. SANDERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

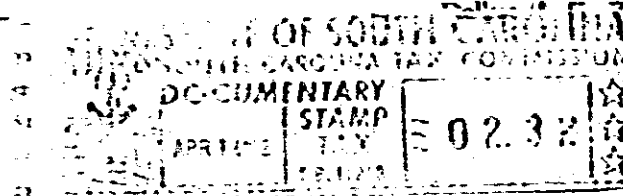
WHEREAS, Steven LaBruce Flowers

(hereinafter referred to as Mortgagor) is well and truly indebted unto Silven L. Luther and Ollie T. Luther

(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 Five Thousand Seven Hundred Fifty and no/100-----

750.00) due and payable

June 15, 1983



with interest thereon from April 2, 1982 at the rate of 12% 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, being shown as the northern portion of Lot 1 on plat of Property of Elranza C. Howard dated March, 1939, recorded in Plat Book J at Page 61, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the eastern side of Loganberry Circle at corner of Property now or formerly owned by Margaret G. Greer and running thence N. 55-50 E. 316 feet to an iron pin; thence S. 7-20 W. 209.2 feet to an iron pin at corner of Greer lot; thence with line of said property, N. 82-40 W. 235.8 feet to the point of beginning.

BEING THE same property conveyed to the mortgagor ^{by Mortgagee} in Deed Book 1165 at page 344 in the RMC Office for Greenville County, and recorded on April 14, 1982.

THIS property is conveyed subject to easements and rights of way of record affecting said property.

ALSO:

ALL that lot of land in Greenville County, South Carolina, being shown as Lot 3 on plat of property of Ora Greene Kelley recorded in Plat Book EE at page 187; and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the eastern side of Circle Street (also known as Loganberry Circle) and running thence along the boundary line of Lots 1 and 3, S. 82-16 E. 118.3 feet; thence turning and running S. 56-02 W. 158.4 feet to an iron pin; thence along Circle Street, N. 7-44 E. 105.3 feet to the point of beginning.

BEING a portion of the property conveyed to the mortgagor ^{by Mortgagee} by deed recorded in Deed Book 1165 at page 344, RMC for Greenville County, on April 14, 1982

THE above property is conveyed subject to the following restrictions:

1. Said property shall be used for residential purposes exclusively.
2. No residence having a floor space of less than 1400 square feet shall be constructed upon said lot.

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.

APR 14 1982

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