

MORTGAGE OF REAL ESTATE - Laws, Daniel & Stewart, 508 Pettigru St., Greenville, S.C.

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

S. C. MORTGAGE OF REAL ESTATE

BOOK 1569 PAGE 796

ALL WHOM THESE PRESENTS MAY CONCERN:

ASLEY,

WHEREAS, Monty J. Ledford

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

LILLIE B. JOHNSON

(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 Eighteen Thousand and no/100-----

-----Dollars (\$ 18,000.00 ) due and payable

in equal monthly installments beginning June 1, 1982 and continuing thereafter until paid in full; with all rights of anticipation and prepayment; for a period of ten (10) years from date.

with interest thereon from even date at the rate of 13% per centum per annum, to be paid: monthly simple interest

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, Saluda Township on Talley Bridge Road near Marietta and having, according to plat of property of mortgagors herein, to be recorded herewith, the following metes and bounds, to-wit:

BEGINNING at point in center of intersection of Hannon Road and Talley Bridge Road and running thence N. 32-05 W. 371.5 feet to a point in center of Hannon Road; thence N. 24-44 W. 100 feet to a point in center of said road; thence N. 18-56 W. 150 feet to point on Greenville Water line right of way; thence N. 26-01 E. 433.27 feet to an iron pin; thence, S. 79-18 E. 150 feet to an iron pin; thence N. 57-27 E. 124 feet to an iron pin; thence, 47-58 E. 400 feet to an iron pin, thence, S. 27-53 E. 400 feet to a nail and cap in center of Talley Bridge Road; thence, N. 61-09 E. 797.6 feet to the point of beginning, containing 13.65 acres, less triangular shaped parcel shown on said plat now or formerly belonging to Jack and Betty Jean Bowers.

This conveyance is subject to all easements, covenants, restrictions or rights of way of record or on the ground.

This being same property conveyed to mortgagor by deed of mortgagees herein of even date to be recorded herewith.

Mortgagors address is Box 374, Marietta, S.C. 29661

Mortgagees address is 16 Tuscon Drive, Greenville, SC, 29611

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STATE OF SOUTH CAROLINA  
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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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