

GREENVILLE CO. S. C.  
MORTGAGE OF REAL ESTATE -  
JAN 14 3 34 PM '83

BOOK 1591 PAGE 876

STATE OF SOUTH CAROLINA } DONNIE S. TANKERSLEY } MORTGAGE OF REAL ESTATE  
COUNTY OF GREENVILLE } R.M.C. }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, P. H. MOORE

(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 fifty-one thousand two hundred fourteen and 44/100-----  
-----Dollars (\$151,214.44 ) due and payable  
on July 11, 1983,

with interest thereon from January 10, 1983 at the rate of fourteen per centum per annum, to be paid: July 11, 1983.  
(14%)

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 westerly 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, re-recorded in deed book 1164, p. 198 March 22, 1982.

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

STATE OF SOUTH CAROLINA  
DOCUMENTARY TAX COMMISSION  
DOCUMENTARY TAX STAMP  
JAN 23 1983  
60.52  
CC 11218

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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