

GREENVILLE CO. S. C.

BOOK 1218 PAGE 181

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

JAN 3 12 12 PM '72

OLLIE FARNSWORTH MORTGAGE OF REAL ESTATE

R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Roy Wayne Stepp

(hereinafter referred to as Mortgagor) is well and truly indebted unto J.T. Styles & Margaret S. Styles

(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

Nine thousand and Sixty and No/100----- Dollars (\$ 9060.00) due and payable in monthly installments of Ninety dollars (\$90.00), beginning December 10th, 1971, and each consecutive month until paid in full

with interest thereon from date at the rate of SIX per centum per annum, to be paid:

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 on a plat prepared by Terry W. Dill, Surveyor, Dated April 17, 1971, as having the following metes & bounds, to-wit:

BEGINNING at an I. P. approximately 200' from Enoree Road and running N 37-00 W 339.6' (crossing Saw Mill Road) and along line of Claude Cantrell property to corner I. P.; thence N 85-00 E 242' along line of Roy Stepp property to R. R. Spike in center of a roadway shown on said plat; thence S 20-00 E 210' along said roadway to an I. P. in roadway; thence S 48-42 W 138.5' to I. P. and point of beginning. Containing 1.1 acres, more or less.

This is a part of that property conveyed to Roy Stepp by Deed of Claude Cantrell & Mannie S. Cantrell, recorded in REC Office for Greenville County, State of South Carolina, in Book 672, Page 156.

For plat see Deed Book 117, Page 214.

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.