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MAY 18 1972

FILED

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Mrs. Ollie Farnsworth
R. M. C.

Greenville, South Carolina

180 mos. BOOK 1233 PAGE 663

RECORDING FEE
PAID \$ 3.00

Mortgage Deed - South Carolina - Jim Walter Homes, Inc.

STATE OF SOUTH CAROLINA

COUNTY OF Greenville

WHEREAS, Billy E. Shirley And Betty Shirley, his wife

hereinafter called the Mortgagor, are well and truly indebted to JIM WALTER

HOMES, Inc., hereinafter called the Mortgagee, in the full and just sum of Twenty Thousand Seven Hundred and no/100 Dollars, (\$ 20,700.00

evidenced by a certain promissory note in writing of even date herewith, which note is made a part hereof and herein incorporated by reference,

payable in 180 monthly installments of One Hundred fifteen and 7/8 Dollars (\$ 115.00 each, the

first installment being due and payable on or before the 5th day of August, 1972

with interest at the rate of six per cent (6%) per annum from the date of maturity of said note until paid, and said Mortgagor having further

promised and agreed to pay ten per cent (10%) of the whole amount due for attorney's fee, if said note be collected by attorney or through legal proceedings of any kind, reference being thereunto had will more fully appear.

NOW, KNOW ALL MEN, That the said Mortgagor, in consideration of the said debt and sum of money aforesaid, and for better securing the

payment thereof, according to the terms and tenor of said note, and also in consideration of THREE (\$3.00) DOLLARS to them in hand well and truly paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Mortgagee, all that tract or lot of land lying, being and situated

in Greenville County, State of South Carolina and described as follows, to-wit:

All that piece, parcel or lot of land situate lying and being in the State and

County aforesaid, in Bates Township and being a part of the property conveyed to

grantors by deed of Lula Hudson Stone dated May 8, 1956 and recorded in R.M.C. Office

for Greenville County in Book 552 at page 316 and having the following metes and

bounds according to a plat and survey made by Terry T. Dill, Reg. C.E. and L.S. No. 104 dated May 7, 1968.

BEGINNING at a point in center of Tugaloo Road, Coleman Heights area adjoining the

properties of Elizabeth Bates Estate, iron pin offset on northwest side of road

right-of-way, and running thence N17-15W 94.8 feet to iron pin; thence N41-00W

315.0 feet to iron pin in Bates property line; thence N63-00E 115.0 feet to iron

pin; thence S.38-00E 378 feet to a point in center of Tugaloo Rd. (iron pin offset

in line on road right-of-way) thence with center of Tugaloo Road S50-41W 130.5 feet

to the beginning corner, containing one acre more or less.

This title includes a right-of-way permission for the installation and

maintenance of a water line within five feet of the property line adjoining

the Bates Estate property from the point where the Greenville Water Works water

main crosses the property of the Grantor to this property. This water line to be

installed at a minimum depth of 24 inches, preferable 30 inches or more to avoid

damage in cultivation of property.

For source of title, see Deed Book 847, page 345.