

GREENVILLE CO. S. C.
DEED & MORTGAGE
BOOK 1306 PAGE 857

1306 857

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, we, Bobby L. Stevens and Harriet B. Stevens, of Greenville County,
(hereinafter referred to as Mortgagor) is well and truly indebted unto John S. McGee and Bonnie G. McGee

(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

Fifteen Thousand and No/100-----Dollars (\$ 15,000.00) due and payable
in monthly installments of \$ 162.37 each, beginning on the 5th day of May, 1974 and con-
tinuing on the 5th day of each and every succeeding calendar month thereafter until the
Principal debt has been paid in full, said payments to be applied first to interest and then to
the principal balance remaining due from month to month

with interest thereon from date at the rate of 8% 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, Gantt Township, about four miles from the
Greenville County Courthouse, on U. S. Highway No. 20, containing 0.86 acres and
shown on a plat entitled "Property of Jack H. Turner and Virginia D. Turner" made by
Jones Engineering Service on December 23, 1965, and having according to this plat, the
following metes and bounds:

"BEGINNING at an iron pin on line of property owned by Style-Crafters, Inc. and
running thence along the line of that property and being along the original property line of
the mortgagees herein, S. 22-02 W. 300 feet to an iron pin; thence N. 63-21 W. 25 feet to
an iron pin; thence N. 4-14 E. 321.6 feet to an iron pin; thence N. 25-42 W. 100 feet to an
iron pin; thence N. 77-53 E. 125 feet to an iron pin on the original property line of the
mortgagees herein; thence along the original property line, S. 12-07 E. 175 feet to the
point of beginning.

"Also conveyed herein is all of the right, title and interest of the mortgagors in and to
that certain easement for the purpose of ingress and egress from Highway 20 to the above
described lot of land which easement runs from said Highway and is located along the
northern boundary of property of Gladys C. Beam and then along the eastern boundary of
her property to the above described lot. The metes and bounds of the northern and
eastern boundaries are N. 61-20 E. 370 feet and S. 12-07 E. 242 feet. Said easement
is more fully described in deed dated December 28, 1965 and recorded in the R. M. C.
Office for Greenville County in Deed Volume 789 at page 15.

"Also, all of our right, title and interest in and to that water line installed by Jack H.
Turner and Virginia D. Turner to the within described property from U. S. Highway
No. 20 and all rights, if any, to the continued use, repair and maintenance of said line."

The above property is the same conveyed to the mortgagors by the mortgagees by
deed of even date, to be recorded herewith.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or apper-
taining, 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 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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