

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

DANNIE S. TANNER, CLERK
REC'D

WHEREAS, Stanford Grist and Marilyn Michie Grist

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

Robert E. Wright and Marian A. Wright

(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 thousand twenty seven and 36/100ths Dollars (\$ 100,027.36) due and payable

Due and payable \$811.66 per month beginning 30 days from date and each month thereafter until principal and interest are paid in full.

with interest thereon from date at the rate of 6 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:

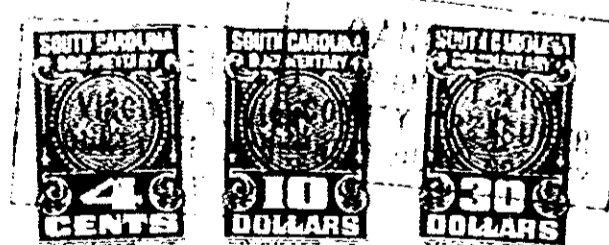
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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;

All that certain parcel or lot of land situated on the east side of State Highway No. 14 and the north side of Frohawk Creek, about one mile northward from the City of Greer, Oneal Township, Greenville County, State of South Carolina, and being shown on a plat of property of B. W. Waters recorded in Plat Book "U", page 150, R.M.C. Office for Greenville County, and having the following courses and distances, to-wit:

BEGINNING at an iron pin in the State Highway No. 14 at the intersection of a new street leading eastward from said Highway, and running thence along said Highway, S. 24-27 E. approximately 150 feet to bank of bend; thence, S. 25-08 E. 345 feet, and S. 60-42 E. 221 feet to Frohawk Creek at the bridge; thence, down said creek, N. 17 E. 112 feet and N. 72-10 E. 115 feet to an iron pin on bank of creek, thence, N. 10-02 W. approximately 531.7 feet to an iron pin, corner of Lot No. 34 on amended plat; thence, along the line of Lot No. 34, S. 78-43 W. 192.1 feet to an iron pin; thence, N. 10-42 W. approximately 50 feet to the south side of the new street, S. 66-33 W. approximately 218 feet to the beginning corner.

DEFICIENCY: It is agreed that the mortgagee in accepting this mortgage hereby waives my deficiency judgment that he may be entitled to now or in the future in connection with the indebtedness secured by this mortgage and the mortgagee further agrees that in the event of default, the recovery of the property set forth in this mortgage shall be in full satisfaction of the note which this mortgage secures.



RSW
S. 40.04

Together with all and singular rights, members, herditaments, 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.

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