

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
GREENVILLE CO. S. C.

1975 10 13 10 11 AM

MORTGAGE OF REAL ESTATE

BOOK 1354 PAGE 12

GRANDE S. BANK SOCIETY
INC. TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, R. M. Potts

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

(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 Seven Thousand and no/100

-----Dollars (\$ 7,000.00) due and payable
at Sixty-five and no/100 (\$65.00) Dollars per month, the first payment due December 1, 1975, with interest to be computed at eight per cent (8%) at the end of twelve (12) months on Seven Thousand and no/100 (\$7,000.00) Dollars, then to be computed at each twelve (12) month interval on the unpaid principal balance of the date the prior year's interest has been paid,
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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 Cleveland Township, being Tract 1 as shown on a Plat of T. Craig Keith, Registered Land Surveyor, dated 2/23/74, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on or near the south side of Gap Creek Road, and running thence along the line of property of Rouse S. 46-10 E. 385 feet to an iron pin on the bank of Gap Creek; thence down the center of Gap Creek S. 56 W. 120 feet to an iron pin on the bank of the Creek; thence S. 45-30 E. 2980 feet to an iron pin and white oak; thence N. 50-30 E. 555 feet to an iron pin; thence N. 46-30 W. 3290 feet to an iron pin near Gap Creek Road; thence in a line almost parallel to Gap Creek, S. 47 W. 350 feet to the point of beginning, and containing 32.9 acres, more or less.



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.

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