

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE
FILED
TO ALL WHOM IT MAY CONCERN
GREENVILLE S.C.

BOOK 1356 PAGE 635

Dec 23 11 23 AM '75

WHEREAS, Marion O. Stokes and Joyce Moore Stokes
MORTGAGOR
PANKERSLEY
R.H.C.

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

Percy Olan Stokes

(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 Five Thousand Three Hundred and no/100-----

Dollars, \$ 5,300.00 ; due and payable

in thirty-six (36) equal monthly installments of One Hundred Eighty-two and 55/100 (\$182.55) Dollars, the first payment being due February 10, 1976 and a like amount each month thereafter until paid in full,

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, O'Neal Township as shown on plat entitled "Property of Marion O. Stokes" dated December, 1975, made by C.O. Riddle R.L.S., and recorded in the R.M.C. Office for Greenville County in Plat Book 5-9 at Page 10.

BEGINNING at an iron pin in the center of C & S Road and running thence with said road S. 0-03 E. 154.4 feet to an iron pin; thence S. 12-25 W. 334.8 feet to an iron pin; thence turning and running N. 52-00 W. 1,318.25 feet to an iron pin; thence running N. 32-49 W. 133.65 feet to an iron pin; thence running N. 78-48 E. 82.4 feet to an iron pin along a creek and continuing with creek N. 37-45 W. 242 feet to an iron pin; thence continuing with creek N. 38-00 E. 98 feet to an iron pin; thence N. 56-26 E. 56.6 feet to an iron pin; thence turning and running S. 41-03 E. 240.4 feet to an iron pin; thence S. 31-48 E. 184.4 feet to an iron pin; thence S. 6-13 E. 162.8 feet to an iron pin; thence S. 25-15 E. 79.2 feet to an iron pin; thence S. 61-28 E. 97 feet to an iron pin; thence S. 74-12 E. 134.5 feet to an iron pin; thence S. 68-08 E. 215.6 feet to an iron pin; thence S. 84-11 E. 109 feet to an iron pin, the point and place of beginning, and containing according to said plat 10.82 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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