

FILED
GREENVILLE CO. S. C.

1977 APR 12

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

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APR 22 11 12 AM '77
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Marvin E. Pressley,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Evelyn C. Sloan

(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 Twenty-two Thousand Three Hundred Eight and No/100-----

Dollars (\$22,308.00) due and payable

as follows: Four Thousand and No/100 (\$4,000.00) Dollars and accumulated interest on the 21st day of April 1977, and \$4,000.00 and accumulated interest on the 21st day of each April thereafter until paid in full.

with interest thereon from _____ date _____ at the rate of _____ per centum per annum, to be paid annually;

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, Fairview Township, and on the East side of the Babbtown Road, also known as the Greenpond Road, containing 36.09 acres, more or less, according to a Plat and Survey entitled "Property of T. D. Sloan Estate" prepared by J. L. Montgomery, III, R.L.S. on April 13, 1976, said plat to be recorded herewith. The 36.09 acres is bounded by Babbtown Road, other land of Evelyn C. Sloan; McDowell lot; other land of Marvin E. Pressley; Shell; Abercrombie; Kellett; and the Andrews Road.

This being the same tract of land conveyed by deed of even date from the Mortgagee to the Mortgagor, said deed to be recorded herewith.



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