

14 Poinsett Highway
Tr. Rest, SC 29690

OCT 4 4 39 PM '77
DONNIE S. TANKERSLEY
R.H.C.

NTC

BOOK 1379 PAGE 521

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, we, Jerry L. Hagan and Mildred G. Hagan

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

(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

Sixteen Thousand, Six Hundred Eighty Seven & 50/100 Dollars \$16,687.50 due and payable
January 7, 1977 WITHOUT ANY INTEREST, but in the event the full amount is
not paid on January 7, 1977, then interest shall commence on the amount of
principal then due at 9% and full amount to become due and payable July 7,
1977, including interest from Jan. 7, 1977
with interest thereon from Jan. 7, 1977 at the rate of 9% per centum per annum, to be paid: July 7, 1977

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, containing 18.31 ACRES total as shown on Plat of Property of Jerry L. Hagan and Mildred G. Hagan located near Travelers Rest, S. C. according to a survey thereof made by W. R. Williams, Jr., Engr. on September 9, 1976 and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin in the center of Kelley Mill Road at a spike and running thence N. 56-39 W. 157.8 feet to a spike; thence running with the ditch as the line the following courses and distances: N. 15-26 E. 62.6 feet; N. 7-38 W. 200 feet to a stake; running thence N. 11-58 W. 400 feet to a stake; N. 15-56 W. 117.6 feet to a stake; N. 20-29 W. 242.5 feet to an iron pin; N. 75-13 W. 51.6 feet to an old iron pin; running thence N. 71-10 W. 3 feet to an iron pin; thence leaving said ditch and running thence N. 29-59 E. 353.9 feet to an old iron pin; running thence along line now or formerly of Willis S. 60-39 E. 1210 feet to an old iron pin; running thence S. 38-39 W. 263.5 feet to a stake; running thence S. 50-54 W. 242.5 feet; running thence N. 61-36 W. 184 feet to a poplar tree; running thence S. 31-09 W. 623.3 feet to a spike in the middle of Kelley Mill Road, the beginning corner.

This being the same property conveyed to the above named Mortgagors by deed of Carl Styles, recorded simultaneously with this deed.

See Plat Book 5R, at page 99.



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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