

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
FEB 7 1977
MAYES, TANKERSLEY

BOOK 1388 PAGE 719

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, DR. JAMES ELDER MINICK and wife, KAY ELAINE MINICK

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

W. E. REDDEN and wife, PHYLLIS REDDEN

(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 three hundred thirty seven & 21/100 --- Dollars (\$ ^{16,337.21}) due and payable
Eleven _{D.H.G.} ^{11,337.21} _{D.H.G.}

with interest thereon from date at the rate of (9%) per centum ~~per annum~~ to be paid: per terms of note.

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 piece, parcel or lot of land situate, lying and being in Cleveland Township, Greenville County, South Carolina, containing 21 acres, more or less, and according to plat of property of J. B. Beddingfield made by Tom Justice, March, 1955, recorded in Plat Book FF at Page 283, having the following metes and bounds, to-wit:

BEGINNING on a persimmon on the west bank of Bailey or Flat Branch, the northwest corner of the above referred to tract and also the corner of the Ed Hunt property, and running with the Ed Hunt line, North 55 deg. East 858 feet to a point; thence S. 30-50 E. 806 feet crossing the present Gap Creek Road to an iron pin in the center of the old Gap Creek Road; thence with the old road, S. 47 W. 400 feet to a point where the old road intersects the southern margin of the paving of the new Gap Creek Road; thence with the center of the new road S. 52-35 W. 807 feet to where the old road left the new highway location; thence with the old road S. 82 W. 72 feet to the center of Bailey or Flat Branch; thence up the center of same nine calls as follows: N. 28 W. 120 feet; N. 48 E. 100 feet; N. 9 W. 80 feet; N. 54 W. 93 feet; N. 17 W. 100 feet; N. 12 E. 190 feet; N. 1 W. 106 feet; N. 24 W. 70 feet; N. 2 E. 190 feet to the beginning, and being all that property as shown by survey by T. Craig Keith, dated 8/11/75; except that interest conveyed in Deed Books 1023, Page 941, and 1023, page 942. This property is further described by plat dated 8/11/75, as follows: BEGINNING on a persimmon on the west bank of Bailey or Flat Branch, the northwest corner of the above referred to tract; thence S. 18 deg. 45 min. E. 156 feet to a point; thence South 11 deg. 30 min. East 129 feet to a point; thence South 0 deg. 30 min. West 150 feet to a point; thence South 12 deg. 40 min. West 100 feet to a point; thence South 7 deg. 15 min. West 132 feet to a point; thence South 48 deg. 35 min. East 132 feet to a point; thence South 2 deg. 40 min. East 100 feet to a point; thence South 75 deg. 50 min. West 81 feet to a point; thence South 17 deg. 50 min. East 135 feet to a point; thence South 88 deg. 20 min. East 67 feet to a point; thence North 54 deg. 50 min. East 718.6 feet to a point; thence North 48 deg. East 150 feet to a point; thence North 41 deg. East 200 feet to a point; thence North 38 deg. East 170 feet to a point; thence North 28 deg. 30 min. West 831 feet to an iron pin; thence South 57 deg. West 882 feet to point and place of BEGINNING.

Title acquired 21 September, 1975, recorded 21 September, 1975, Grantor was W. E. Redden et ux, Phyllis Redden, grantees' address is c/o Flat Rock Realty, Flat Rock, N.C.

DOCUMENTARY
STAMP
TAX
3456
FB. 11218

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.

4328 RV-23