

LEATHERWOOD, WALKER, TODD & MANN  
MORTGAGE OF REAL ESTATE - Offices

of Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S.C. \$400 33  
GREENVILLE CO. S.C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

SEP 2 4 42 PM '77  
DONNIE S. TANKERSLEY  
R.M.C.

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

WHEREAS, JERRY M. SNIPES

(hereinafter referred to as Mortgagor) is well and truly indebted unto JAMES F. LEDBETTER and REBECCA G. LEDBETTER

(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 ~~XXXX~~ total sum of

Six Thousand Four Hundred Seventy Nine and 00/100-----Dollars (\$ 6,479.00----) due and payable

as follows: the first note in the amount of Two Thousand and 00/100 Dollars (\$2,000.00) due and payable in six months from date; the second note in the amount of Four Thousand Four Hundred Seventy Nine and 89/100 Dollars (\$4,479.89) due and payable September 1, 1982 with interest thereon from date at the rate of ---7%----- per centum per annum, to be paid:

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, the Mortgagee's heirs, 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, on the western side of the Fork Shoals Road, more particularly described as follows:

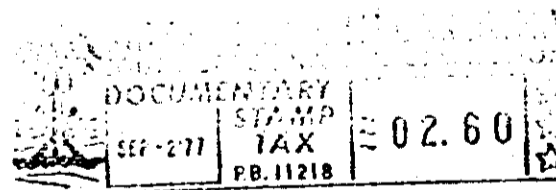
BEGINNING at a point in the center of the Fork Shoals Road, at corner of the C. O. Riddle property, and running thence with the center of said road S. 20 E. 291 feet to a point, thence continuing with the center of said road, S. 14-30 E. 355 feet to a point; thence leaving said road and running a new line S. 87 W. through the 18.37 acre tract of land owned by Mary E. Riddle, deceased, at the time of her death, and of which this tract is the northern part, to a point on the rear line of said 18.37 acre tract; thence along said rear line N. 25 E. to a point; thence N. 32-10 E. 250 feet to a point in said line; thence N. 55 E. 171.5 feet to a point at the corner of the said C. O. Riddle property; thence with said Riddle property S. 16-25 E. 275 feet to a point; thence continuing with the said Riddle property N. 54-30 E. 247.5 feet to the beginning corner, and containing 8.37 acres, more or less.

BEING the same property conveyed to the Mortgagor herein by deed of James F. Ledbetter and Rebecca G. Ledbetter, said deed being dated of even date.

THIS mortgage secures two notes given by the Mortgagor to the Mortgagees herein and it is understood and agreed that default in either note by the Mortgagor shall constitute default in the other note.

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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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