

303 Piedmont Hwy., Greenville, S. C.

STATE OF SOUTH CAROLINA } FILED
COUNTY OF GREENVILLE } GREENVILLE CO. S. C.
MORTGAGE OF REAL ESTATE BOOK 1427 PAGE 385
Mar 29 9 53 AM '78

ALL WHOM THESE PRESENTS MAY CONCERN:
DONNIE S. TANKERSLEY
R.M.C.

WHEREAS, WILLIAM H. IRVIN, SR.,

(hereinafter referred to as Mortgagor) is well and truly indebted unto H. L. IRVIN

(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 **TEN THOUSAND AND NO/100**

-----Dollars \$ 10,000.00 due and payable
June 1, 1978,

with interest thereon from date at the rate of **Eight** per centum per annum, to be paid: at maturity.

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:

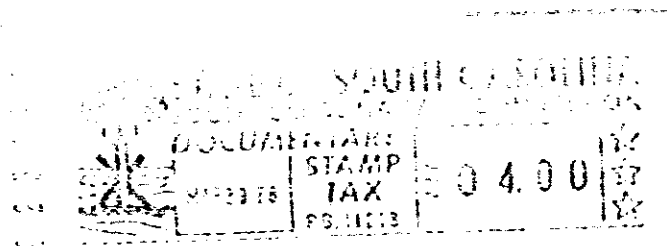
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, in Grove Township, being shown as Lot No. 3, Section 2, of Belle Terre Acres on plat by C. O. Riddle, Surveyor, dated July, 1964, revised October, 1965, containing 1.89 acres, and having the following metes and bounds, to wit:

BEGINNING at a point in the center of South Carolina Highway 106, which point is 204.8 feet east of the joint corner of Lots Nos. 4 and 5, and thence with the line of Lot No. 4, S. 7-40 W. 384.2 feet to an iron pin; thence S. 85-20 E. 225 feet to an iron pin in the joint rear corner of Lots Nos. 2 and 3; thence with the joint line of said lots, N. 4-40 E. 383 feet to a point in the center of said South Carolina Highway 106; thence with the center of said South Carolina Highway 106 the following: N. 85-20 W. 153.5 feet to a point; thence N. 84-34 W. 51.4 feet to the point of beginning.

This being the same property conveyed to mortgagor by deed from Nell E. Carroll recorded in the R.M.C. Office for Greenville County, S.C., September 8, 1977, in Deed Book 1064 at Page 356.

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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.

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