

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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

WHEREAS, Morris S. Stepp and Linda S. Stepp

(hereinafter referred to as Mortgagor) is well and truly indebted unto Calvin E. Wells, III and Connie J. Wells

(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-nine Thousand, Five Hundred and no/100ths

Dollars (\$ 29,500.00) due and payable

on March 1, 1979.

with interest thereon from 11-21-78 at the rate of nine (9) per centum per annum, to be paid: together with principal in full on March 1, 1979

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:

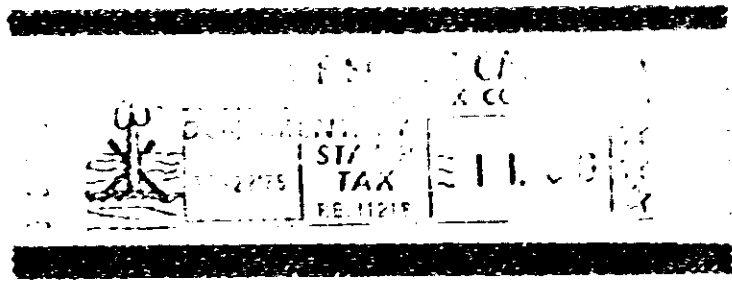
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, State of South Carolina containing five acres,

more or less, according to plat made by Richard Wooten Land Surveying Co, dated August 25, 1977, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Motor Boat Road at the joint front corner of the property herein conveyed and property now or formerly owned by Massey and running thence, along Motor Boat Road, N 72-00 E 170 feet to an iron pin; thence leaving Motor Boat Road and running along the common line with property now or formerly owned by Welborn S 22-30 E 363 feet to a point; thence along the back line of said Welborn property N 70-00 E 120 feet to a point; thence N 35-00 E 273 feet to a point; thence S 38-21 E 403.1 feet to a point; thence S 35-52 W 310 feet to a point; thence, along property now or formerly owned by Fulbright N 57-56 W 606.4 feet to an iron pin; thence N 39-00 W 129.69 feet to an iron pin; thence N 52-25 W 24.05 feet to an iron pin being the rear corner of the aforementioned Massey property; thence N 9-10 W 150 feet to the point of beginning.

DERIVATION: This being the same property conveyed to Mortgagor by deed of Calvin E. Wells, III and Connie J. Wells on October 31, 1978, as recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1092, Page 487, on November 22, 1978.

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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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