

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

JAN 4 11 23 AM '79  
DONNIE S. TANKERSLEY  
R.H.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS, We, J. Raymond Minor, Jr. and Judith B. Minor

are hereinafter referred to as Mortgagor and truly indebted unto Billy Rockne Kirkpatrick

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 Thousand and No/100-----  
----- Dollars (\$ 20,000.00 ) due and payable  
in Nine (9) annual installments of \$1,873.58 each and a final installment of \$17,910.34 due and payable Ten (10) years after date hereof. Each of the installments due hereunder shall be due and payable on the anniversary date of this note.

with interest thereon from date at the rate of Eight (8%) per centum per annum, to be paid annually.

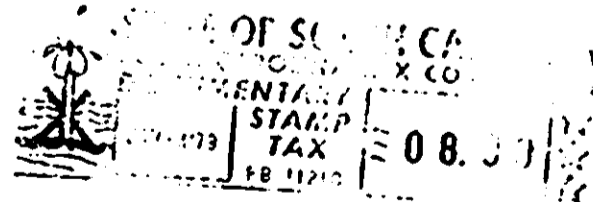
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes;

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 Mortgagee in hand well and truly paid by the Mortgagee at and with the making 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, being shown on plat of property of Billy Rockne Kirkpatrick, prepared by J.L. Montgomery, III., R.L.S., dated April 12, 1977, and having according to said plat, the following metes and bounds, to wit:

BEGINNING at an old spike at the intersection of roads and running thence with the center line of Martin Road, S. 67-43 W., 834.9 feet to an old iron pin (bent), which old iron pin is located S. 46-55 E., 30.4 feet from old iron pin on or near the Northwesterly edge of said road; thence N. 46-55 W., 342.92 feet to an old iron pin; thence N. 6-55 E., 798.95 feet to iron pin on the Northerly edge of 200 foot wide Duke Power Company right of way; thence with the Northerly edge of said right of way, S. 88-22 E., 1252.61 feet to an o.n.c. in center of Martin Road; thence with the center line of said road S. 40-34 W., 18.71 feet to o.n.c.; thence continuing with the said center line of said road S. 35-40 W., 250.0 feet to o.n.c.; thence continuing with said road S. 26-02 W., 200 feet to an o.n.c.; thence continuing with the center line of said road S. 24-05 W., 120.00 feet to an o.n.c.; thence continuing with center line of said road S. 10-22 W., 171.24 feet to an old spike, the beginning corner. Containing according to said plat, 21.45 acres, more or less.

This being the same property conveyed unto the Mortgagor herein by deed from Billy Rockne Kirkpatrick, of even date to be recorded herewith.



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 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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