

Mortgagees' address: c/o Jesse M. Ray, 700 E. North St., Greenville, S.C. 29601
MORTGAGE OF REAL ESTATE

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STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
GREENVILLE: CO. S. C. MORTGAGE OF REAL ESTATE

MAY 25 2 35 PM '79 TO ALL WHOM THESE PRESENTS MAY CONCERN:

DONNIE S. TANKERSLEY
R.M.C.

WHEREAS, we, Craig W. Valentik and Barbara L. Valentik,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Jesse M. Ray, Jr., Frances Ray Clark and Mary Ray James,

(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 Fourteen Thousand Five Hundred Fifty-three and no/100-----

-----Dollars (\$14,553.00) due and payable in four (4) annual installments of \$3,638.25 each, plus interest, with the first installment due and payable one (1) year from date, and then thereafter after each successive year and date until paid in full,

with interest thereon from _____ date _____ at the rate of eight (8) per centum per annum, to be paid: as stated above.

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:

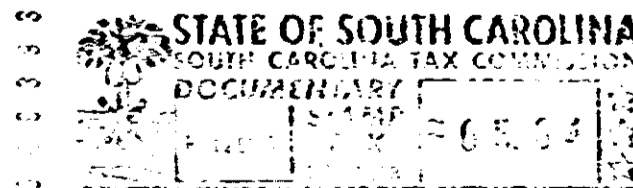
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Grove Township, and located on the south side of Reedy Fork Road (now named Ray Road) about one-half mile southwest of the Reedy Fork Baptist Church, and being the southeast portion of Tract 3, Tract 3 being shown on a plat recorded at the Greenville County Court House, R. M. C. Office, in Plat Book T, page 466; that the property is further shown on a plat prepared by Webb Surveying and Mapping Company, May 1979, showing the total acreage to be 9.243 acres, and having according to the said Webb plat the following courses and distances:

Beginning at a nail and cap in Ray Road, thence S. 56-00 E. 368.37 feet to an old iron pin; thence S. 54-04 E. 362.78 feet to an iron pin; thence S. 40-09 W. 878.88 feet to an iron pin; thence N. 10-07 W. 1017.1 feet to a nail in Ray Road; thence northeasterly up Ray Road, N. 65-41 E. 62.2 feet to a point; thence N. 54-30 E. 109.88 feet to the point of beginning.

This is the same property conveyed to the mortgagors herein by deed from the mortgagees, of even date, and recorded in the R. M. C. Office for Greenville County, in Deed Book 1103, page 316.

The mortgagees agree to subordinate their lien in favor of a future mortgagee upon reasonable request of the mortgagors; that it is contemplated that the mortgagors intend to build upon a site within the 9.243 acre tract, and as a consideration of the sale the mortgagees agree to subordinate its lien in favor of a mortgagee from whom the mortgagors may obtain a loan for building purposes. The property which the mortgagees agree to subordinate is described as follows and further shown on the Webb Surveying and Mapping Company plat, May 1979, as a 0.792 acre tract with the following description: Beginning at a point which is 140.97 feet northwest of the rear property line, and thence N. 49-36 W. 158.16 feet to a point; thence N. 36-16 E. 215.78 feet to a point; thence S. 45-05 E. 174.05 feet to a point; thence S. 40-24 W. 201.5 feet to the point of beginning.

OCT 11 1979
MAY 25 1979



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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