

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

CO. S.C.  
JUL 13 1979  
R.H.C.

MORTGAGE OF REAL ESTATE

Vol 1474 p. 301

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, MOFFATT G. LONG, JR. AND VIRGINIA D. LONG

hereinafter referred to as Mortgagor) is well and truly indebted unto Banks and Cannon, Inc.

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 Six thousand and four hundred dollars

Dollars (\$6,400.00) due and payable

with interest thereon from date at the rate of 10% per centum per annum, to be paid: Monthly

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 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, according to a recent survey by Charles K. Dunn and T. Craig Keith Associates, Registered L. S., containing approximately 4.00 acres more or less, said survey being dated June 27, 1979, and having according to said plat the following metes and bounds, to-wit:

BEGINNING on a fifty foot Dirt Road one-fourth of a mile more or less to Talley Bridge Road and running thence with said Dirt Road, N. 64-16 E. 110 feet; thence continuing with said Road, N. 16-18 E. 148.99 feet which point is 1131 feet from Goodwin Bridge Road; thence with McDonald property S. 89-16 E. 409.7 feet to an iron pin; thence with Zimmerman property S. 09-43 W. 288.92 feet; thence continuing with Zimmerman property S. 15-48 E. 186.97 feet; thence S. 1-046 E. 99.5 feet; thence with property of the Grantors, N. 56-39 W. 684.95 feet to the beginning corner.

This conveyance is subject to all recorded restrictions, easements and rights of way of record and any visible on the property.

This being a portion of the same property conveyed unto the Mortgagors herein by deed recorded in the R.H.C. Office for Greenville County, South Carolina in Deed Book 1107 at page 968 on the 27 day of July, 1979.

This is a Purchase Money Mortgage.

GCTO --- JUL 27 79 1342

STATE OF SOUTH CAROLINA  
DOCUMENTARY TAX COMMISSION  
DOCUMENTARY TAX STAMP  
\$02.36

2.5001

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.

1474 301

4328 RV-2