

MORTGAGE OF REAL ESTATE
GREENVILLE CO. S.C.

STATE OF SOUTH CAROLINA } 11 53 AM '79
COUNTY OF GREENVILLE }
JOHN E. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN: FOR 1457 FOR 603

WHEREAS, Charles F. Travis

(hereinafter referred to as Mortgagor) is well and truly indebted unto Billy Hugh Grumbles

(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 Seventeen Thousand, Four Hundred Twenty Eight and 55/100 Dollars

Dollars (\$ 17,428.55) due and payable

in full on or before May 1, 1980

with interest thereon from n/a at the rate of n/a per centum per annum, to be paid:

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, being known and designated as .80 acres, more or less, as shown on a plat entitled "Property of Robert L. Phillips" dated September 21, 1971, of record in the Office of the RMC for Greenville County in Plat Book 4L at Page 75 and by a more recent survey entitled "Property of Billy Hugh Grumbles" prepared by W. R. Williams, Jr., Surveyor, and having, according to the more recent survey, the following notes and bounds, to-wit:

BEGINNING at an old spike in the center of Rutledge Lake Road approximately 1440 feet from the intersection of Hunts Bridge Road and running thence with the center line of Rutledge Lake Road, N. 51-26 E., 170.3 feet to a nail and cap; thence continuing with center line of said road, N. 57-00 E., 200.0 feet to an old nail and cap in the center of said road; thence turning and running along property of Tranoco, Inc., S. 2-10W., 239.4 feet to an iron pin, joint corner with property of Tranoco, Inc. and Gibson; thence turning and running along property of Gibson, N. 85-15 W., 293.3 feet to the point of beginning.

This being the same property conveyed to the Mortgagor by the Mortgagee by deed dated November 8, 1979 and recorded in the RMC Office for Greenville County, SC. on 8 November, 1979 in Deed Book 1115, at page 124.

This is a purchase money mortgage.

GCTO -----2 NO 8 79 881

STATE OF SOUTH CAROLINA
DOCUMENTARY TAX COMMISSION
STAMP
NOV 15 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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