

MORTGAGE OF REAL ESTATE

FILED

GREENVILLE CO. S. C.

BOOK 1498 259

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

FEB 22 1 59 PM '80

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN

DONNIE S. TANKERSLEY
R.M.C.

WHEREAS, William R. Murphy

(hereinafter referred to as Mortgagor) is well and truly indebted unto Quentin O. Ball and George I. Wike, Jr.

(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

Forty Seven Thousand and No/100----- Dollars (\$47,000.00) due and payable

In monthly installments of Five Hundred Thirty-Four and 21/100 Dollars (\$534.21) commencing March 22 1980, and Five Hundred Thirty-Four and 21/100 Dollars (\$534.21) on a like day of each and every month thereafter until paid in full.

with interest thereon from date hereof at the rate of Eleven (11) 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 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, on Georgia Road, and being shown as 18.55 acres on a plat of property of William R. Murphy prepared by Webb Surveying & Mapping Company, dated February, 1980, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 7-V, Page 59, and having, according to said plat, the following metes and bounds:

BEGINNING at a point in the center of Georgia Road, joint front corner of property of Maultsby, and running along the center of said road N. 54-19 E. 91.55 feet to a point, N. 47-05 E. 199.53 feet to a point, N. 40-49 E. 624.36 feet to a point in the center of said road; thence turning and running S. 21-57 E. 241.3 feet to an iron pin; thence S. 22-57 E. 660.0 feet to an iron pin; thence turning and running S. 22-43 E. 964.0 feet to an iron pin, being the joint rear corner of property of Maultsby; thence turning and running N. 27-34 W. 732.97 feet to an iron pin; thence N. 33-02 W. 488.8 feet to the point and place of Beginning.

The Mortgagor shall have the right to prepay any of the remaining indebtedness due to the Mortgagees at any ^{time} or times, without penalty.

Derivation: Quentin O. Ball et al, Deed Book 1120, page 970, recorded February 22, 1980.

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STATE OF SOUTH CAROLINA
DOCUMENTARY RECORDS
GREENVILLE COUNTY
FEB 22 1980

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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