

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
REC'D  
O.S.C.  
PH '80  
WATKINS

MORTGAGE OF REAL ESTATE

BOOK 1498 PAGE 544

108 Shannon  
Greenville 29615

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, DON O. ROLLINS

(hereinafter referred to as Mortgagor) is well and truly indebted unto PAUL W. WEBB

(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 EIGHT THOUSAND TWO HUNDRED EIGHTY and no/100 Dollars (\$8280.00) due and payable

SEPTEMBER 18, 1980.

with interest thereon from date at the rate of Eighteen 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, City of Greenville, on the northwestern side of Grace Street and having according to a plat entitled "Property of Mary M. Moore" dated October 17, 1972, prepared by Jones Engineering Service, the following metes and bounds:

BEGINNING at an iron pin on the northwestern side of Grace Street, said iron pin being approximately 140 feet from the intersection of Grace Street and McCall Street, thence N. 18-10 W. 141.3 feet to an iron pin joint rear corner of property herein conveyed and other properties of the grantor herein; thence N. 71-55 E. 50 feet to an iron pin; thence S 18-10 E. 141 feet to an iron pin on the northwestern side of Grace Street; thence with the northwestern side of Grace Street S. 71-40 W. 50 feet to the point of beginning.

This being the identical property conveyed to the mortgagor by deed of even date as recorded 3-20-80 in the RMC Office for Greenville County in Deed Book 1122 at Page 588.

This conveyance is made subject to any restrictions, reservations, zoning ordinances or easements that may appear of record on the recorded plat or on the premises.

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 whatsoever lawfully claiming the same or any part thereof.

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