

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

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S.C.  
APR 18 1980  
DAVID G. GIBBONS

MORTGAGE OF REAL ESTATE

BOOK 1488 PAGE 810

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, David G. Gibbons,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Sue Cash Gibbons

(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 One Thousand Two Hundred and No/100-----  
-----Dollars (\$ 1,200.00 ) due and payable

thirty (30) days from the date hereof,

after maturity  
with interest thereon ~~from~~ at the rate of 15 per centum per annum, to be paid: after maturity

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, near Greenville, at the southeastern corner of the intersection of Hunts Bridge Road and Hiwasee Drive and being known and designated as Lot No. 45 on plat of Indian Hills recorded in the RMC Office for Greenville County in Plat Book QQ, at Page 11, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the east side of Hunts Bridge Road at the joint front corner of Lots 44 and 45 and running thence along the east side of Hunts Bridge Road, N. 7-25 W. 100 feet to an iron pin; thence following the curve of the intersection of Hunts Bridge Road and Hiwasee Drive, the chord of which is N. 37-07 E. 28.5 feet to an iron pin on the south side of Hiwasee Drive; thence following Hiwasee Drive, N. 81-40 E. 148.2 feet to an iron pin, joint corner of Lots 26 and 45; thence along the common line of said lots, S. 13- 10 E. 123.8 feet to an iron pin, joint rear corner of Lots 44 and 45; thence along the common line of Lots 44 and 45, S. 82-35 W. 180 feet to the point of beginning.

This is the same property conveyed to David G. Gibbons herein by deed of Ronald L. Childress dated April 27, 1970, and recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 889, at Page 40.

Together with all and singular rights, members, hereditaments, 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 whomsoever lawfully claiming the same or any part thereof.