

APR 12 33 PM '80

NO. 1530 PAGE 728

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TRAVELERSLEY MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Robert E. Mays, Jr., and Leanna B. Mays
(hereinafter referred to as Mortgagor) is well and truly indebted unto William Henry Jarrard, 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
Fifteen Thousand and no/100's Dollars (\$ 15,000.00) due and payable

in three (3) equal yearly installments of Five Thousand (\$5,000.00) Dollars each; first payment due on April 1, 1981,

with interest thereon from 4-14-80 the unpaid balance at the rate of 12% per centum per annum, to be paid: annually on

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

All of that certain piece, parcel or lot of land, situate lying and being in Greenville County, South Carolina, on the northwestern side of Moody Bridge Road, and having, according to a plat of property of Dorothy F. Garrett, et al., recorded in RMC Office of Greenville County in Plat Book 4L at Page 193, reference to which is craved for a complete description, the following metes and bounds, to-wit:

BEGINNING at a point on Moody Bridge Road, joint front corner of parcel containing 92 acres and running with the line of that parcel, N. 30-42 W. 848 feet to an iron pin; thence, N. 75-10 E. 1960.7 feet to an iron pin on Moody Bridge Road; thence with the road S. 26-41 W. 100 feet to a point, thence S. 34-33 W. 100 feet with the road to a point, thence, with the road S. 43-58 W. 100 feet to a point; thence with the road S. 52-40 W. 1200 feet to the point of beginning and containing 20 acres.

This being the same property conveyed to Mortgagors by deed of William Henry Jarrard, Jr., and Elaine B. Jarrard of even date to be recorded herewith. This also being the same property conveyed to the mortgagees herein by deed of Richard Barrow, Sr., dated March 2, 1977 recorded RMC Office of Greenville County in book 1051 at page 979.

The mortgagors' address is Route 3, Box 582, Travelers Rest, South Carolina

It is hereby expressly agreed by the parties hereto that the mortgagors shall have the right of anticipation and prepayment without penalty.

[Faint, illegible text, possibly a signature or stamp]

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 whatsoever lawfully claiming the same or any part thereof.

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