

Mortgagee's Address: 614 LAKE FOREST DRIVE, GREENVILLE, S.C. 29609
MORTGAGE OF REAL ESTATE - Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

4:42 PM '80
H.C. BERSLEY

BOOK 1505 PAGE 19

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

WHEREAS, A. Harold Gibbs and Helen M. Gibbs

(hereinafter referred to as Mortgagor) is well and truly indebted unto John W. Peden

(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 Twenty-Five Thousand and No/100ths-----

----- Dollars (\$ 25,000.00) due and payable
in equal monthly installments of \$531.18 each, until paid in full, with the final
payment of all outstanding amounts due on or before June 1, 1985, and with interest
as set forth in said promissory note.

~~with interest on the amount~~ ~~of the~~ ~~principal~~ ~~sum~~ ~~of~~ ~~the~~ ~~same~~

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, the Mortgagee's heirs, 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

All that piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, within the corporate limits of the City of Greenville, being known and designated as Lot No. 35 of a subdivision known as Stone Lake Heights, Section III, as shown on a plat thereof prepared by Piedmont Engineering Service, 10/1/58, revised 5/26/61, recorded in the RMC Office for Greenville County in Plat Book QQ, Page 96, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern edge of a turnaround at end of Stone Lake Court, joint front corner of Lots Nos. 35 and 36 and running thence with curvature of said turnaround and continuing with Stone Lake Court N. 2-30 W. 115.0 feet to an iron pin at the joint front corner of Lots Nos. 34 and 35; thence along the joint line of said Lots, N. 87-28 E. 192.5 feet to an iron pin on subdivision boundary line; thence along subdivision boundary line S. 4-58 E. 110.0 feet to an iron pin at the rear corner of Lot No. 36; thence along the line of that lot S. 85-59 W. 196.0 feet to the beginning corner.

This is the same property conveyed to A. Harold Gibbs and Helen M. Gibbs by deed of John W. Peden of even date herewith, to be recorded.

STATE OF SOUTH CAROLINA
DOCUMENTARY STAMP
\$ 10.00

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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 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 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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