

Mortgagee's Address:
129 Sunset Dr.
Greenville, SC 29605

MORTGAGE OF REAL ESTATE—Offices of Love, Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.

RECORDED
S.C.
JUL 15 1980
MERSLEY

BOOK 1505 PAGE 635

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } MORTGAGE

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TO ALL WHOM THESE PRESENTS MAY CONCERN: CONESTEE PARK, a Partnership
(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto SUSAN H. HART

(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-

----- DOLLARS (\$ 15,000.00),

with interest thereon from date at the rate of 12% per centum per annum, said principal and interest to be repaid: \$5,000.00 per year for three years with interest at the rate of twelve (12%) per cent per annum on the unpaid balance, the first principal and interest payment being due July 1, 1981 and a like payment being due annually thereafter until paid in full.

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 the northwestern side of an unnamed street in the County and State aforesaid, being shown as a tract containing 2 acres on a plat of the Property of Conestee Park, a Partnership, dated May 23, 1980, prepared by Free-land & Associates, recorded in Plat Book 8B at page 72 in the RMC Office for Greenville County and having according to said plat the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the western side of an unnamed street and running thence N 65-56 W 320.7 feet to an iron pin; thence N 44-49 E 270 feet to an iron pin; thence S 68-29 E 304 feet to an iron pin; thence S 24-44 W 223.4 feet to an iron pin on said unnamed street; thence N 65-13 W 51.1 feet to an iron pin; thence S 54-04 W 50 feet to the point of beginning.

"TOGETHER WITH a 50-foot easement for ingress and egress to and from Parkins Mill Road, as shown on the aforementioned recorded plat."

This is a portion of the property conveyed to the mortgagors by deed of F. S. Hay, recorded on January 8, 1974 in Deed Book 991 at page 785 in the RMC Office for Greenville County.

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Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

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Conestee Park, A Partnership
M. R. 1-1-51

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