

106 W. College St., Simpsonville SC

PAGE 1505 PAGE 817

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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

WHEREAS, JOHN M. ELLEDGE

(hereinafter referred to as Mortgagor) is well and truly indebted unto THE PALMETTO BANK

(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 FIVE THOUSAND AND NO/100-----
Dollars (\$ 5,000.00) due and payable

IN ACCORDANCE WITH NOTE THIS DATE SIGNED

XX

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 southern side of Heritage Drive, containing 1.73 acres as being known as Tract 18 of Heritage reflected on plat made by J. L. Montgomery, III, RLS, dated November 6, 1979 said plat being recorded in the RMC Office for Greenville County in Plat Book 7C, Page 77 and being more fully described in accordance with said plat, to-wit:

BEGINNING at an iron pin on the edge of Heritage Drive, joint corner of Lots 16 and 18 and running thence with the common line of said Lots N. 47-38 W., 456.83 feet to an iron pin, joint rear corner of said Lots; thence along the rear of Lot 18, S. 13-50 W., 309.98 feet to an iron pin, joint rear corner of Lots 17 and 18; running thence with the common line of said Lots S. 79-12 E., 378.49 feet to an iron pin on the edge of Heritage Drive; thence with said Drive N. 31-53 E., 75.45 feet to an iron pin, the point of beginning.

This is the identical property conveyed to the mortgagor by deed of Melvin K. Youmts as recorded in the RMC Office for Greenville County in Deed Book 1127, Page 440, recorded June 13, 1980.



SCTD ----- JN2080 122

4.0001

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.

0.817

4328 RV-2