

JAMES D. MCKINNEY, JR.
ATTORNEY-AT-LAW

Address of Mortgagees
Route 1, River Falls
Marietta, S. C. 29661

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

BOOK 1506 PAGE 544

ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, we, Charles H. Granger and Douglas C. Granger

(hereinafter referred to as Mortgagor) is well and truly indebted unto James D. Casteel and Margaret L. Casteel

(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 **fifty-two hundred and fifty and no/100**

Dollars (\$ 5,250.00) due and payable at the rate of \$114.16 per month hereafter until paid in full, payments to be applied first to interest and the balance to principal, the first payment to be due July 25, 1980, and the remaining payments to be due on the 25th day of each and every month thereafter until paid in full (60 equal monthly payments of \$114.16); with the right to anticipate payment in full at any time, with interest thereon from date at the rate of eleven per centum per annum, to be paid: monthly

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, and in Bates Township, containing 4.70 acres and being known and designated as Lot No. 7 as shown on plat of property known as River Ridge recorded in the R. M. C. Office for Greenville County in Plat Book 7-0 at page 56, and having the following metes and bounds according to said plat:

BEGINNING at an iron pin in the center of the intersection of Ridge Road and Jeep Trail, and running thence with the center of Ridge Road as follows: N. 64-53 W. 48.3 feet to point, S. 79-47 W. 127.1 feet to point, thence N. 74-47 W. 88.6 feet to point, N. 50-46 W. 102.6 feet to point, N. 65-17 W. 112.1 feet to point, S. 82-58 W. 83.3 feet to point, and S. 70-22 W. 190.5 feet to iron pin in the center of Ridge Road, Joint corner of Lots Nos. 7, 8, 9 and 10; thence with the line of Lot No. 10, S. 31-03 E. 573.3 feet to iron pin; thence N. 56-24 E. 301 feet to iron pin; thence N. 28-39 E. 300 feet to the point of beginning.

This mortgage is a purchase money mortgage and the above described property is the same conveyed to the mortgagors by the mortgagees by deed dated this date and to be recorded herewith.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
RECORDED
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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 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.

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