

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

S. C.  
SEP 14 '80  
P. C. BRADLEY

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, WE, PATRICK BRADLEY MORRAH, III and LINDA J. MORRAH

(hereinafter referred to as Mortgagor) is well and truly indebted unto Mac Wilkins

(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 Seven Thousand and no/100

----- Dollars (\$ 7,000.00 ) due and payable

90 days from date hereof

with interest thereon from date at the rate of Eight(8%) per centum per annum, to be paid at maturity

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, containing 3.1 acres, more or less, in County and State aforesaid, on the West side of the Hendersonville Road ( S. C. Highway 117 ), North of the Community of Tigerville, and having according to a plat and survey entitled "Drawn for Ralph M. Sloan" dated June 11, 1973, prepared by Carolina Engineering and Surveying Company, the following metes and bounds, to-wit:

BEGINNING at an iron pin near the edge of the right-of-way for said road, corner of other property of Ralph M. Sloan; thence with line of Sloan Property, S. 74-45 W. 194 feet to an iron pin; thence still with line of Sloan property, N. 41-02 W. 533.3 feet to an iron pin; thence N. 89-34 E. 500 feet to a point marked by a nail and cap in the center of said road; thence partially with said road and with the right-of-way therefor, S. 6-0 E. 357 feet to point of beginning.

This mortgage is subordinate in lien to the following: (1) Mortgage by the Mortgagor in favor of U. S. of America in the original sum of \$15,000.00 recorded in Mortgage Book 1289 at Page 793 on September 5, 1973; (2) Mortgage of mortgagor in favor of U. S. of America in the original sum of \$1,300.00 recorded in Mortgage Book 1307, Page 809, April 22, 1974; both of said mortgages being recorded in the RMC Office for Greenville County, S. C.

Being the same property conveyed to the Mortgagors by deed of Allie B. Sloan and Sandra S. Sistare dated August 22, 1973 and recorded in the RMC Office for Greenville County, S. C. in Deed Book 982 at Page 263 on August 22, 1973.

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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 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.

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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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