

MORTGAGE OF REAL ESTATE -

GREENVILLE COUNTY, S.C.

BOOK 1500 PAGE 751

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

2 22 PM '80

MORTGAGE OF REAL ESTATE

W. B. WILKINS

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, STANFORD W. GRIST AND MARILYN MICHIE GRIST

(hereinafter referred to as Mortgagor) is well and truly indebted unto PERRY R. RAXTER AND HELEN Y. RAXTER

(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

--NINE THOUSAND AND NO/100-----Dollars (\$ 9,000.00---) due and payable

in 10 consecutive semi-annual payments of \$900.00 each for principal plus interest on the outstanding balance at the rate of 10% per annum. No prepayment penalty.

with interest thereon from date at the rate of 10% per centum per annum, to be paid: as stated above.

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, in Saluda Township, shown and designated as Tract No. 1 on unrecorded plat of said property entitled "J.C. & Ollie Morgan", dated July 4, 1977, by Martin Smith & Associates, PLS, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southern side of Old Highway No. 25 and the Eastern side of an Old Road and running thence N. 55 deg. 45' 34" E. 683.23 feet to an iron pin; thence S. 39 deg. 32' 34" E. 504.54 feet to an iron pin; thence S. 38 deg. 48' 05" W. 218.77 feet to a point; thence S. 75 deg. 34' 49" W. 238.61 feet to a point; thence S. 51 deg. 34' 43" W. 237.57 feet to an iron pin; thence N. 40 deg. 57' 33" W. 505.88 feet to the point of beginning.

This conveyance is subject to all restrictions, setback lines, roadways, easements, rights-of-way, if any, affecting the above described property.

DERIVATION: See Deed of Ollie H. Morgan dated August 16, 1977 and recorded in R.M.C. Office for Greenville County in Deed Book 1084, Page 820.

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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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