

Box 9
Hopkins SC
29601

MORTGAGE OF REAL ESTATE -

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

REC'D
S. C.
FEB 14 '80
SHERLEY

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TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, G. Lawrence Story and Kathleen H. Story

is well and truly indebted unto Hattie Sweeney Brown

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 One Thousand Seven Hundred Fifty and no/100 Dollars (\$ 1,750.00) due and payable in one installment, six months from the date hereof

with interest thereon from 8-12-80 at the rate of 14 1/2% per centum per annum, to be paid: February 12, 1981

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, Gantt Township as shown on plat of property of Larry Story to be recorded herewith, by James R. Freeland, dated August 7, 1980 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a rail road spike in the center of Davis Road at a point 2300 feet west of the intersection of Davis Road and Grove Road and running thence, N.83-05 W. 30 feet with center of Davis Road to a railroad spike; thence N. 20-51 E. 243.0 feet to an i.o.; thence, S. 39-55 E. 179 feet to an i.o.; thence S. 61-22 W. 195 feet to the point of beginning.

This being the same property conveyed to Larry Story by deed of even date to be recorded herewith.

This conveyance is subject to any and all easements, restrictions, covenants or rights of way either of record, on the plat or on the ground.

The mortgagors address is Route 2, Box 49A, Pelzer, South Carolina

[Faint recording stamp]

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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