

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
SEP 12 4 43 PM '80
DORRIS S. TANKERSLEY
R.M.C.

1515 PAGE 707

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

WHEREAS, MARK A. POSTON and HAZEL A. POSTON

(hereinafter referred to as Mortgagor) is well and truly indebted unto ROBERT A. DOBSON, JR.

(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

TWENTY THOUSAND AND NO/100 Dollars (\$ 20,000.00) due and payable
in eight (8) semi-annual payments of \$2,500.00 plus interest beginning May 10,
1981. Payments are to be made on May 10th and November 10th of each year until
paid in full

with interest thereon ~~from~~ semi-annually at the rate of 13-1/2% per centum per annum, ~~to be paid~~:

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, SITUATE, LYING AND BEING IN THE STATE OF SOUTH CAROLINA, COUNTY OF GREENVILLE, BEING THE MAJOR PORTION OF LOT NO. 6, BEECHWOOD HILLS SUBDIVISION AS SHOWN ON PLAT ENTITLED "PROPERTY OF MARK A. POSTON AND HAZEL A. POSTON" AS RECORDED IN PLAT BOOK 7-S AT PAGE 27, IN THE RMC OFFICE FOR GREENVILLE COUNTY, AND HAVING ACCORDING TO SAID PLAT THE FOLLOWING METES AND BOUNDS, TO-WIT:~~

ALL that certain piece, parcel or lot of land, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, being the major portion of Lot No. 6, Beechwood Hills Subdivision as shown on plat entitled "Property of Mark A. Poston and Hazel A. Poston" as recorded in Plat Book 7-S at Page 27, in the RMC Office for Greenville County, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint front corner of Lots 6 and 7 on the northern side of Beechwood Drive, running thence N. 89-25 W. 55.30 feet to an iron pin; thence S. 82-04 W. 39.70 feet to an iron pin; thence N. 35-24 W. 272.92 feet to an iron pin; thence S. 82-09 E. 255.0 feet to an iron pin; thence S. 0-02 E. 182.71 feet to an iron pin, the point of beginning.

This being the same property conveyed to the Mortgagors by deed of Jay Andrew George, Sr. in Deed Book 1116 at Page 66 in the RMC Office for Greenville County, South Carolina on November 20, 1979.

THIS conveyance is made subject to any restrictions, reservations, zoning ordinances or easements that may appear of record, on the recorded plat, or on the premises.

THIS conveyance is subject to that first mortgage in the original amount of \$42,300.00 granted to Fidelity Federal Savings and Loan of Greenville, South Carolina in November of 1979.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX
08.00
SEP 12 1980

09215 1 5912 80 016

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 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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