

2 Selwyn Dr.
Greenville, S.C.
29615

BOOK 1517 PAGE 282

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S.C.
SEP 23 3 03 PM '80

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, HENRY C. EGAN AND KAROLE K. EGAN

(hereinafter referred to as Mortgagor) is well and truly indebted unto PERRY J. McCARTER AND ELIZABETH McCARTER

(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-FIVE THOUSAND SIX HUNDRED AND NO/100-----

-----Dollars (\$ 55,600.00) due and payable \$40,000.00 on September 19, 1980 and the balance of \$15,600.00 to be paid in five annual payments of \$3,120.00 per year, Plus Interest at 10% annually. Mortgagee may pay in full at any time.

with interest thereon from Sept. 5, 1980 at the rate of per centum per annum, to be paid: AS SET OUT 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:

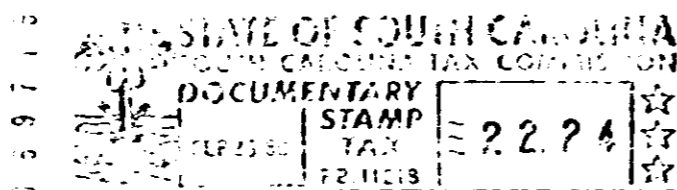
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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

ALL that piece, parcel or tract of land with all improvements thereon or hereafter constructed thereon situate, lying and being in the County of Greenville, State of South Carolina, containing 11.32 acres according to a plat of the Property of Perry J. McCarter located approximately 3 miles South of Greer as shown by a plat made by Tri-State Surveyors, May 16, 1980, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin in Suber Road and running thence along other property of the Grantors N. 18-47 E. 847.6 feet to new iron pin; running thence N. 71-25 E. 461.9 feet to new iron pin; running thence along line of property now of Lillian J. White S. 18-24 E. 341.7 feet to iron pin; running thence along property of Lina V. Dillard S. 5-48 W. 228 feet to iron pin; running thence along line now or formerly of Gerald H. Bradley S. 5-59 E. 150.4 feet to iron pin; running thence along joint line of Jerry and Janice Brown N. 89-14 W. 413.5 feet to iron pin; running thence S. 6-00 E. 370.3 feet to old nail in Suber Road; running thence along and through Suber Road the following courses and distances: N. 70-32 W. 188 feet, N. 78-03 W. 221.5 feet to iron pin; running thence N. 82-27 W. 45 feet to iron pin, the beginning corner.

Derivation: Deed Book 1133, Page 215 - Perry J. McCarter and - 9/12/80, Elizabeth McCarter



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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