

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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GREENVILLE, S.C.

NO. 5 10 59 AM '80

DONNE STANNERSLEY
R.M.C.

BOOK 1523 PAGE 488

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, E. JAN MOORE,

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

C.E. ROBINSON, JR., as Trustee
of the Estate of B.M. McGee, under
Will

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are in-
corporated herein by reference, in the sum of

Twenty-three Thousand and NO/100-----Dollars (\$ 23,000.00) due and payable

according to the terms of the promissory note executed herewith.

with interest thereon from date at the rate of 10% per centum per annum, to be paid: annually

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, the Mortgagee's heirs, 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
shown and designated as 1.31 acres on plat recorded in the R.M.C. Office
Office for Greenville County in Plat Book 84 at Page 50 on
even date herewith, and having, according to said plat, the following
metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Augusta Road, said pin
being 150 feet south of the southwestern corner of the intersection of
Augusta Road and East Fairfield Road and running thence S. 44-32 W.
238.5 feet to an iron pin; thence N. 45-48 W. 257.8 feet to an iron pin;
thence N. 44-47 E. 201.5 feet to an iron pin; thence S. 56-39 E. 110 feet
to an iron pin; thence S. 52-03 E. 150 feet to an iron pin, the point
of beginning.

This is the same property as that conveyed to the Mortgagor herein by
Deed of Margaret E. Bell, et al, recorded in the R.M.C. Office for
Greenville County on even date herewith.

The address of Mortgagee herein is: 712 East Washington Street
Greenville, South Carolina

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STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
\$ 99.20

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or apper-
taining, 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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