

Rt 3, DAKLAWN Rd.
Simpsonville, S.C. 29681

1023-978

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

OFFICE FILED

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

WHEREAS,

Harry E. Sadler and Agnes C. Sadler

(hereinafter referred to as Mortgagor) is well and truly indebted unto Darrell Kellett Plumbing Company, Inc.

(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 Seven Thousand Five Hundred and No/100-----

Dollars (\$ 7,500.00) due and payable

in accordance with the terms of the note of even date herewith.

with interest thereon from _____ at the rate of _____ 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, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, and being shown on a plat of Property of Harry E. Sadler and Agnes C. Sadler by Clarkson Surveying Company dated August 28, 1980, and being shown on said plat as 5.1 acres on County Road and having the following metes and bounds as shown thereon, to-wit:

BEGINNING at a point on County Road, said point being 1,191.1 feet south of the intersection of said County Road with Terry Shop Road and running thence with said County Road, S. 17-05 W., 90 feet to a point; thence turning and running S. 67-11 W., 285.46 feet; thence turning and running S. 66-00 W., 635.4 feet to an old iron pin; thence turning and running N. 26-59 W., 265.4 feet; thence turning and running N. 68-10 E., 734.9 feet along the property now or formerly of Massengale; thence continuing with property now or formerly of Massengale the following metes and bounds: S. 84-36 E., 188.6 feet and S. 72-57 E., 126 feet to the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of Randall Massengale and Mary Massengale, said deed bearing the same date as this mortgage and being recorded herewith.

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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 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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