

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

REC'D
11 27 AM '80
HANNERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

BOOK 1526 PAGE 471

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Jerry Edward Lell

(hereinafter referred to as Mortgagor) is well and truly indebted unto Elizabeth I. Freeman

(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 Seventeen Thousand and no/100-----
-----Dollars (\$ 17,000.00) due and payable

at 300 Crescent Avenue, Greenville, South Carolina, on December 1, 1982,

with interest thereon from December 1, 1980 at the rate of Twelve (12%) centum per annum, to be paid: semi-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, its successors and assigns:

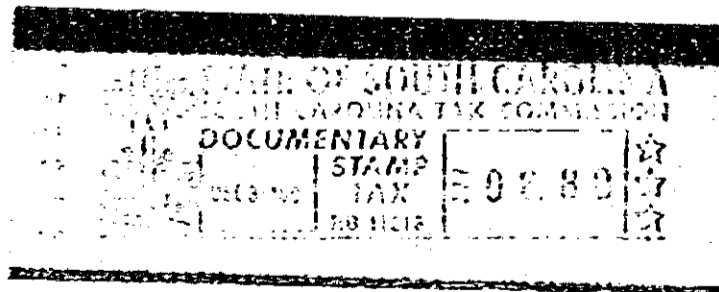
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of GREENVILLE, on the eastern side of West Round Hill Road, being known and designated as Lot 125 on a plat of Green Valley Estates, prepared by Piedmont Engineering Service, dated December 20, 1957 and recorded in the RMC Office for Greenville County, South Carolina in Plat Book QQ at Pages 2 and 3, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the eastern side of West Round Hill Road at joint iron corner of Lots 124 and 125 and running thence with the eastern side of West Round Hill Road N. 45-50 E. 117.0 feet to an iron pin; thence continuing along West Round Hill Road N. 55-33 E. 115.0 feet to a point at joint front corner of Lots 125 and 126; thence with the line of Lot 126 S. 32-55 E. 257.6 feet to point at joint rear corner of Lots 125 and 126; thence S. 49-27 W. 128.0 feet to a point in joint rear corner of Lots 124 and 125; thence with the line of Lot 124 N. 55-14 W. 271.1 feet to the point of BEGINNING.

This is the same property conveyed to the mortgagor herein by Deed of Elizabeth I. Freeman dated April 14, 1977 and recorded in Deed Book 1138 at Page 269 in the RMC Office for Greenville County.

This conveyance is subject to any and all existing reservations, easements, rights-of-way, zoning ordinances and restrictions, protective covenants, or tap fees that may appear of record or on the premises.

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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 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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