

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FEB 3 3 38 PM '81
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, MICHAEL L. SHEFFIELD,

(hereinafter referred to as Mortgagor) is well and truly indebted unto SANDRA CARY AND JO ANN L. NIX,

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory ~~XXX~~ notes of even date herewith, the terms of which are incorporated herein by reference, in the sum of One-hundred five thousand six-hundred and no/100ths

Dollars (\$ 105,600.00) due and payable

according to the terms and conditions of two promissory notes of even date to be of equal rank and priority in the amounts of \$52,800.00 each secured by this mortgage.

with interest ~~XXXXXX~~

~~XXXXXXXX~~

~~XXXXXXXXXXXXXXXXXXXX~~

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 those certain pieces, parcels or lots of land situate, lying and being on the southeast side of the Jervey Road near Hillandale Golf Course, in Paris Mountain Township, Greenville County, S. C., being known as Lots 14, 15, 16 and 17 on plat of property of L. A. Moseley known as Hillandale Estates made by M. H. Woodward, Engineer, recorded in the RMC Office for Greenville County, S. C., in Plat Book B at page 145 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeast side of the Jervey Road at joint front corner of Lots 13 and 14 and running thence along the line of Lot 13 S 38-30 E 635 feet to an iron pin; thence S 55-44 W 200.6 feet to an iron pin; thence S 59-29 W 201.9 feet to an iron pin; thence N 38-30 W 600 feet to an iron pin on the southeast side of Jervey Road; thence along Jervey Road N 51-30 E 200 feet to an iron pin; thence continuing with said road, N 54-28 E 200.3 feet to the beginning corner.

This being the identical property conveyed to the mortgagor herein by deed of even date herewith from Sandra Love Cary, Jo Ann Nix, both individually and as Trustee under the will of J. E. Love.

Mortgagee's address 306 Pebble Creek Drive, Taylors, SC 29687

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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.

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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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