

Route #12, Altamont Road, Greenville, SC 29609

MORTGAGE OF REAL ESTATE

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STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
S. C. MORTGAGE OF REAL ESTATE
1981 FEB 25 PM 4:18
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RMC

BOOK 1533 PAGE 326

WHEREAS, Charles R. Bridges,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Vernon St. C. Allen and Helen M. Allen

(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

Nine Thousand Four Hundred Fifteen and 40/100 Dollars (\$9,415.40) due and payable

according to terms of promissory note executed herewith

with interest thereon from date at the rate of 10% 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, on the E/S of the South Saluda River, being a portion of the property of Dessie M. Ellison, made by John R. Long, Licensed Surveyor, dated March 28, 1980, and recorded in the RMC Office for Greenville County, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin in Deana Blvd, at the joint corner of property now or formerly of Glover; thence along the line of the Glover property S. 69-36 E. 1517.11 feet to an iron pin; thence along the line of property now or formerly of Guest S. 12-30 W. 359.1 feet to an iron pin; thence along the line of other property of the Grantors N. 69-36 W. 1677.15 feet to an iron pin in Deana Blvd., thence along the line of said road N. 41-34 E. 57-57 feet to a point; thence continuing along said road N. 31-29 E. 100.49 feet to a point; thence along said road N. 22-10 E. 109.79 feet; thence along said road N. 37-46 E. 49.92 feet to a point; thence N. 69-13 E. 69.74 feet to an iron pin, the beginning point, and containing 13.159 acres, more or less.

Being the same property conveyed to the Mortgagor by the Mortgagees by deed dated February 20, 1981, and recorded herewith in the RMC Office for Greenville County in Deed Book 1143 at Page 148.

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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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