

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
GREENVILLE CO. S. C.
MORTGAGE OF REAL ESTATE

BOOK 1536 PAGE 89

MAR 25 9 13 AM '81
TO ALL WHOM THESE PRESENTS MAY CONCERN:

DONNIE S. TANKERSLEY
R.M.C.

WHEREAS, ROSS GREENE

(hereinafter referred to as Mortgagor) is well and truly indebted unto VIRGINIA H. GILL

(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

Thirty -Two Thousand & No/100----- Dollars (\$ 32,000.00) due and payable

Payable at \$200.00 per month and not less than \$2,400.00 per year, for 160 equal monthly payments, with payments beginning March 15, 1981, without interest.

with interest thereon from n/a/ at the rate of n/a per centum per annum, to be paid: n/a

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 waters of Meadow Fork and containing 103 acres, adjoining lands of Luther McKinney, P. F. Noe, Carrie V. Hit and others, and described as follows:

BEGINNING at a stone (corner of Luther McKinney and B. F. Noe); thence N. 42-30 E. 30.05 chains to a stone; thence N. 1-30 W. 8.50 chains to Meadow Fork as a line, N. 38 W. 13.00 chains to crook in creek; thence N. 22-30 W. 6.72 chains to crook in creek; thence N. 42 W. 4.00 chains to crook in creek; thence N. 37 W. 9.00 chains to crook in creek; thence N. 15 W. 2.53 chains to crook in creek; thence N. 45-30 W. 4.83 chains to a stake in center of creek on Poinsett Trammell;s line; thence with said line, S. 43 W. 7.55 chains to Avery H. Hitt's corner; thence with Carrie V. Hitt's line, S. 00-30 E. 37.00 chains to pine; thence S. 36 E. 11.50 chains to a stone; thence S. 00-30 E. 6.00 chains to a stake in road; thence S. 12 E. 5.50 chains to the beginning corner. Being the same property conveyed to Ellie Bailey (who later became Ellie Bailey Scoggins) by deed recorded in Book of Deeds 34 at page 260.

ALSO, all that tract of land in Saluda Township, Greenville County, State of S. C., on head waters of Mush Creek containing 48.1 acres more or less, adjoining lands of Poinsett Trammell, M. L. McKinney, B. F. Neves and North Greenville Baptist and Junior College and described as follows:

BEGINNING at a corner of the Poinsett Trammell land on B. F. Neves line; thence with said Trammell line to a creek; thence down Creek S. 45-30 E. 4.83 chains to crook in creek; thence S. 15 E. 2.53 chains to crook in creek; thence S. 37 E. 9.00 chains to crook in creek; thence S. 42 E. 4.00 chains to crook in creek; thence S. 22-30 E. 6.72 chains to crook in creek; thence S. 38 E. 13.00 chains to a stone, corner of M. L. McKinney; thence with McKinney's line to B. F. Neves corner; thence with B. L. Neves line to the beginning corner; less however, a tract of 6.9 acres conveyed to North Greenville Baptist and Junior College by deed recorded in Book of Deeds 200 at Page 463, which is included in the above description but is not included in this conveyance.

The afore-described property is all of the property received by W. K. Gill and Virginia H. Gill, September 22, 1949 by deed from Frank H. Hitt and G. W. Keeler by deed recorded in the R.M.C. Office for Greenville County, S. C. in Deed Volume 392 at page 62.

The Grantor herein received the one-half interest of W. K. GILL by Will recorded in the Probate Court for Greenville County, S. C.

(see attachment for continuation)

Purchase Money Mortgage

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, suc sors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises heireinabove 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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